



**Address:** [7252 EDEN RD](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 13963-1-17  
**Subdivision:** FLAMINGO ESTATES ADDITION  
**Neighborhood Code:** 3M040J

**Latitude:** 32.8805780709  
**Longitude:** -97.1944310792  
**TAD Map:** 2090-440  
**MAPSCO:** TAR-038R



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** FLAMINGO ESTATES  
ADDITION Block 1 Lot 17

**Jurisdictions:**

CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDVILLE ISD (902)

**State Code:** A

**Year Built:** 2000

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$498,470

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05183782

**Site Name:** FLAMINGO ESTATES ADDITION-1-17

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,440

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,503

**Land Acres<sup>\*</sup>:** 0.2870

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

ST GERMAIN MATTHEW S  
ST GERMAIN REBECCA E

**Primary Owner Address:**

7252 EDEN RD N  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 9/20/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217219784](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADAMS JESSICA C;ADAMS LARRY D	8/16/2001	00150940000279	0015094	0000279
KLEIN CUSTOM HOMES INC	6/6/2001	00150940000277	0015094	0000277
BERNAL FERNANDO	2/11/1999	00136630000042	0013663	0000042
AUBREY BROTHERS	12/31/1900	00000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$413,470	\$85,000	\$498,470	\$468,512
2024	\$413,470	\$85,000	\$498,470	\$425,920
2023	\$450,927	\$85,000	\$535,927	\$387,200
2022	\$384,921	\$55,000	\$439,921	\$352,000
2021	\$265,000	\$55,000	\$320,000	\$320,000
2020	\$265,000	\$55,000	\$320,000	\$320,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.