



Address: [7408 BOCA RATON DR](#)
City: NORTH RICHLAND HILLS
Georeference: 13963-5-4
Subdivision: FLAMINGO ESTATES ADDITION
Neighborhood Code: 3M040J

Latitude: 32.8829203225
Longitude: -97.190958592
TAD Map: 2090-440
MAPSCO: TAR-038M



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 5 Lot 4

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: 1986

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$462,067

Protest Deadline Date: 5/24/2024

Site Number: 05483301

Site Name: FLAMINGO ESTATES ADDITION-5-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,888

Percent Complete: 100%

Land Sqft^{*}: 13,030

Land Acres^{*}: 0.2991

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MARSHALL MICHAEL W
MARSHALL GAYLE

Primary Owner Address:

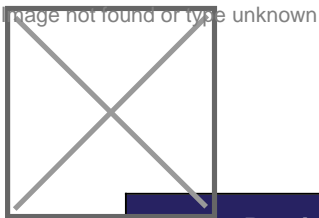
7408 BOCA RATON DR
NORTH RICHLAND HILLS, TX 76182-3240

Deed Date: 4/30/2001

Deed Volume: 0014863

Deed Page: 0000315

Instrument: 00148630000315



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANE DARREL R;LANE DIANE	8/4/1986	00086360002308	0008636	0002308
TEXAS BUILDERS INC	9/30/1985	00083230001401	0008323	0001401
HAMILTON H J	8/5/1985	00082650000937	0008265	0000937
AUBREY BROS BUILD & DEV INC	11/12/1984	00080050000579	0008005	0000579
AUBREY BROTHERS	1/1/1984	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 ⁺
2025	\$377,067	\$85,000	\$462,067	\$456,916
2024	\$377,067	\$85,000	\$462,067	\$415,378
2023	\$415,523	\$85,000	\$500,523	\$377,616
2022	\$384,750	\$55,000	\$439,750	\$343,287
2021	\$257,079	\$55,000	\$312,079	\$312,079
2020	\$257,079	\$55,000	\$312,079	\$312,079

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)

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.