



**Address:** [7412 BOCA RATON DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 13963-5-5  
**Subdivision:** FLAMINGO ESTATES ADDITION  
**Neighborhood Code:** 3M040J

**Latitude:** 32.883172676  
**Longitude:** -97.1909153746  
**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 5 50% UNDIVIDED  
INTEREST

**Jurisdictions:** **Site Number:** 05483336  
CITY OF N RICHLAND HILLS (018)  
**Site Name:** FLAMINGO ESTATES ADDITION Block 5 Lot 5 50% UNDIVIDED INTEREST  
TARRANT COUNTY (220)  
**Site Class:** A1 Residential - Single Family  
TARRANT COUNTY HOSPITAL (224)  
**Parcels:** 2  
TARRANT COUNTY COLLEGE (225)  
BIRDVILLE ISD (002)

**State Code:** A **Percent Complete:** 100%

**Year Built:** 1985 **Land Sqft** : 10,481

**Personal Property Accounts:** N/A  
**Land Acres:** 0.2406

**Agent:** None **Pool:** N

**Notice Sent**

**Date:** 4/15/2025

**Notice Value:** \$284,214

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

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
KING JANET STONE  
**Primary Owner Address:**  
7412 BOCA RATON DR  
FORT WORTH, TX 76182-3240

**Deed Date:** 1/1/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D196165368](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KING JANET STONE;KING YVETTA	8/19/1996	00124840000873	0012484	0000873
AVANZINI DAWN;AVANZINI TONY	11/3/1993	00113150002137	0011315	0002137
HIS IMAGE MINISTRIES INC	12/30/1986	00088010001783	0008801	0001783
AVANZINI JOHN F;AVANZINI PATRICIA	9/3/1986	00086700000946	0008670	0000946
TEXAS BUILDERS INC	8/12/1985	00082730000745	0008273	0000745
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 <sup>+</sup>
2025	\$241,714	\$42,500	\$284,214	\$257,682
2024	\$241,714	\$42,500	\$284,214	\$234,256
2023	\$220,566	\$42,500	\$263,066	\$212,960
2022	\$223,238	\$27,500	\$250,738	\$193,600
2021	\$166,496	\$27,500	\$193,996	\$176,000
2020	\$132,500	\$27,500	\$160,000	\$160,000

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)

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.