



Address: [7108 LINCOLN DR](#)
City: NORTH RICHLAND HILLS
Georeference: 24860-6-3
Subdivision: MAROAKS ADDITION
Neighborhood Code: 3M030B

Latitude: 32.8838130029
Longitude: -97.2267397374
TAD Map: 2078-440
MAPSCO: TAR-037M



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

PROPERTY DATA

Legal Description: MAROAKS ADDITION Block 6
Lot 3

Jurisdictions:

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

State Code: A

Year Built: 1987

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05625300

Site Name: MAROAKS ADDITION Block 6 Lot 3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,483

Percent Complete: 100%

Land Sqft^{*}: 9,532

Land Acres^{*}: 0.2188

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

BOYD KEVIN WAYNE
BOYD SARA ELISABETH

Primary Owner Address:

7108 LINCOLN DR
NORTH RICHLAND HILLS, TX 76182

Deed Date: 2/5/2022

Deed Volume:

Deed Page:

Instrument: [D222041899](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	2/4/2022	D222041898		
OPENDOOR PROPERTY J LLC	6/17/2021	D221177719		
BLAZEK EDITH JO	2/15/2020	D220037606		
BLAZEK EDITH JO;MOONEYHAM HENRY LEE	2/14/2020	D220037606		
OP SPE PHX1 LLC	6/20/2019	D219133684		
BUTLER ELIZABETH A;BUTLER ROBERT P	4/10/2015	D215074993		
HISSAM DIANE K;HISSAM WILLIAM M	4/2/2010	D210080541	0000000	0000000
TYLER DAVID F JR;TYLER DEBORAH	2/21/1997	00126940001079	0012694	0001079
FEDERAL NATIONAL MTG ASSN	9/18/1996	00124700000222	0012470	0000222
FEDERAL NATIONAL MORTG ASSOC	8/6/1996	00124700000222	0012470	0000222
LEE GARY B;LEE KAREN L	6/23/1987	00089880001458	0008988	0001458
MARVIN D SMITH CONST	4/29/1987	00089340000198	0008934	0000198
SMITH JOSIE;SMITH LUCIAN W	12/5/1986	00087710000912	0008771	0000912
MARVIN D SMITH HOMES INC	9/25/1985	00083190001055	0008319	0001055

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	\$333,000	\$65,000	\$398,000	\$398,000
2024	\$333,000	\$65,000	\$398,000	\$398,000
2023	\$322,400	\$65,000	\$387,400	\$387,400
2022	\$306,337	\$45,000	\$351,337	\$351,337
2021	\$273,325	\$45,000	\$318,325	\$318,325
2020	\$117,335	\$22,500	\$139,835	\$139,835

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

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+ 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.