



Address: [7609 CHESTNUT DR](#)
City: NORTH RICHLAND HILLS
Georeference: 13495-16-3
Subdivision: FAIR OAKS ESTATES ADDITION
Neighborhood Code: 3M030I

Latitude: 32.8962449573
Longitude: -97.2153254001
TAD Map: 2084-444
MAPSCO: TAR-038E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FAIR OAKS ESTATES
ADDITION Block 16 Lot 3

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: 1992

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$663,086

Protest Deadline Date: 5/24/2024

Site Number: 06501338

Site Name: FAIR OAKS ESTATES ADDITION-16-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,370

Percent Complete: 100%

Land Sqft^{*}: 10,209

Land Acres^{*}: 0.2343

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:

TRINH ANTOINE
TRINH HAPPY SOLON

Primary Owner Address:

7609 CHESTNUT DR
NORTH RICHLAND HILLS, TX 76182-8743

Deed Date: 4/5/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213104934](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRINH ANTOINE;TRINH HAPPY SOLON	5/29/1996	00123890002045	0012389	0002045
NELSON ANNETTE A;NELSON MARVIN J	3/12/1992	00105660000313	0010566	0000313
CENTEX REAL EST CORP	1/1/1991	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	\$473,000	\$80,000	\$553,000	\$553,000
2024	\$583,086	\$80,000	\$663,086	\$659,702
2023	\$620,227	\$80,000	\$700,227	\$599,729
2022	\$490,208	\$55,000	\$545,208	\$545,208
2021	\$488,255	\$55,000	\$543,255	\$532,355
2020	\$431,781	\$55,000	\$486,781	\$483,959

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.