



**Address:** [7108 ASHWORTH DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 10880-10-6  
**Subdivision:** EDEN ADDITION  
**Neighborhood Code:** 3M040G

**Latitude:** 32.877430701  
**Longitude:** -97.2005995993  
**TAD Map:** 2090-440  
**MAPSCO:** TAR-038Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EDEN ADDITION Block 10 Lot 6

**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:** 1996

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320R)

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

**Site Number:** 06830951

**Site Name:** EDEN ADDITION-10-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,963

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,640

**Land Acres<sup>\*</sup>:** 0.1983

**Pool:** N

<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:**

AMERICAN RESIDENTIAL LEASING CO LLC

**Primary Owner Address:**

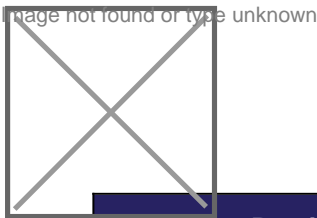
23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

**Deed Date:** 11/4/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214246860](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
EDWARDS JUDY;EDWARDS MATTHEW	4/1/2006	<a href="#">D206104106</a>	0000000	0000000
WHELAN JAMES E	5/22/2000	00143550000233	0014355	0000233
NEILL GUS B	9/6/1996	00125030000388	0012503	0000388
HILLIARD HOMES INC	5/15/1996	00123750002250	0012375	0002250
M & J CONSTRUCTION CORPORATION	2/5/1996	00122570002013	0012257	0002013
REBEL PROPERTIES LLC	1/1/1995	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	\$286,947	\$75,000	\$361,947	\$361,947
2024	\$323,142	\$75,000	\$398,142	\$398,142
2023	\$344,097	\$75,000	\$419,097	\$419,097
2022	\$290,656	\$55,000	\$345,656	\$345,656
2021	\$209,864	\$55,000	\$264,864	\$264,864
2020	\$209,864	\$55,000	\$264,864	\$264,864

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

There are no exemptions for this property

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.