



Address: [7716 CLENIS LN](#)
City: NORTH RICHLAND HILLS
Georeference: 34230-11A-2B
Subdivision: RICHLAND TERRACE ADDITION
Neighborhood Code: 3M120D

Latitude: 32.8374430093
Longitude: -97.2160702224
TAD Map: 2084-424
MAPSCO: TAR-052J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RICHLAND TERRACE
ADDITION Block 11A Lot 2B

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: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$391,174

Protest Deadline Date: 5/24/2024

Site Number: 40097862

Site Name: RICHLAND TERRACE ADDITION-11A-2B

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,913

Percent Complete: 100%

Land Sqft^{*}: 8,702

Land Acres^{*}: 0.1997

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:

PHOMSOUVANH PHONEVILAY

Primary Owner Address:

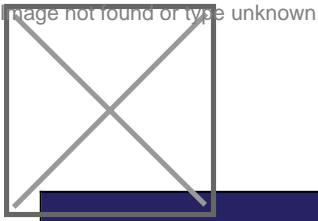
7716 CLENIS LN
NORTH RICHLAND HILLS, TX 76180-6868

Deed Date: 5/2/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206149240](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KOESYBOUNHEUANG;KOESYBOUNHEUANG LORDKHAM	3/28/2006	D206104487	0000000	0000000
KEOSYBOUNHEUANG SAMLY	11/14/2003	D203432197	0000000	0000000
MAPLEWOOD BAPTIST CHURCH	1/1/2002	000000000000000	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	\$341,174	\$50,000	\$391,174	\$391,174
2024	\$341,174	\$50,000	\$391,174	\$358,481
2023	\$302,761	\$50,000	\$352,761	\$325,892
2022	\$266,265	\$30,000	\$296,265	\$296,265
2021	\$266,600	\$30,000	\$296,600	\$292,524
2020	\$235,931	\$30,000	\$265,931	\$265,931

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.