

Property Information | PDF

Account Number: 42635924

Address: 7616 RESTING MEWS
City: NORTH RICHLAND HILLS
Georeference: 44276-D-48

Subdivision: URBAN TRAIL ADDITION

Neighborhood Code: A3B010J

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

PROPERTY DATA

Legal Description: URBAN TRAIL ADDITION Block

D Lot 48 PLAT D220059844 PH 2

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: 2020

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800054188

Latitude: 32.860471698

TAD Map: 2084-432 **MAPSCO:** TAR-038W

Longitude: -97.2169345418

Site Name: URBAN TRAIL ADDITION D 48 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,512
Percent Complete: 100%

Land Sqft*: 1,650 Land Acres*: 0.0379

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

LU TINA

LU BINHKHANG T

Primary Owner Address:

2717 STONEBRIAR CT ARLINGTON, TX 76001 **Deed Date: 12/10/2021**

Deed Volume:
Deed Page:

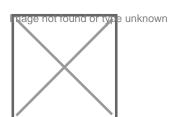
Instrument: <u>D221362649</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TA DFW RESIDENTIAL LLC	8/1/2020	D220158443		

VALUES

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



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$271,750	\$70,000	\$341,750	\$341,750
2024	\$271,750	\$70,000	\$341,750	\$341,750
2023	\$266,514	\$70,000	\$336,514	\$336,514
2022	\$199,499	\$80,000	\$279,499	\$279,499
2021	\$72,572	\$80,000	\$152,572	\$152,572
0	\$0	\$0	\$0	\$0

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

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.