



Address: [7616 RESTING MEWS](#)
City: NORTH RICHLAND HILLS
Georeference: 44276-D-48
Subdivision: URBAN TRAIL ADDITION
Neighborhood Code: A3B010J

Latitude: 32.860471698
Longitude: -97.2169345418
TAD Map: 2084-432
MAPSCO: TAR-038W



Google Map or type unknown

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)
BIRDEVILLE ISD (902)

State Code: A
Year Built: 2020
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800054188
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.
^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
LU BINHKHANG T
LU TINA
Primary Owner Address:
2717 STONEBRIAR CT
ARLINGTON, TX 76001

Deed Date: 12/10/2021
Deed Volume:
Deed Page:
Instrument: [D221362649](#)

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

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	\$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.

+ 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.