



Address: [7400 COLLEGE CIR S](#)

City: NORTH RICHLAND HILLS

Georeference: 7690-17-23R

Subdivision: COLLEGE HILLS ADDN - NORTH RICHLAND HILLS

Neighborhood Code: 3M120E

Latitude: 32.8536581235

Longitude: -97.2237272591

TAD Map: 2084-428

MAPSCO: TAR-052A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COLLEGE HILLS ADDN -
NORTH RICHLAND HILLS Block 17 Lot 23R

Jurisdictions:

CITY OF N RICHLAND HILLS (018)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

BIRDVILLE ISD (902)

Site Number: 800067739

Site Name: COLLEGE HILLS ADDN - NORTH RICHLAND HILLS Block 1 Lot 23R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,742

State Code: A

Percent Complete: 100%

Year Built: 1959

Land Sqft*: 12,858

Personal Property Account Number: N/A

Land Acres*: 0.2952

Agent: THE RAY TAX GROUP, LLC (01008)

Notice Sent Date:

4/15/2025

Notice Value: \$230,985

Protest Deadline Date: 5/24/2024

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

SANDRA MENTING IRREVOCABLE TRUST

Primary Owner Address:

7400 COLLEGE CIR

NORTH RICHLAND HILLS, TX 76180

Deed Date: 5/11/2022

Deed Volume:

Deed Page:

Instrument: [D222122457](#)

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	\$141,962	\$52,250	\$194,212	\$194,212
2024	\$178,735	\$52,250	\$230,985	\$217,168
2023	\$189,736	\$52,250	\$241,986	\$197,425
2022	\$195,143	\$38,000	\$233,143	\$179,477
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

- 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.