



**Address:** [4349 HOPEWELL ST](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 7348G-6-10  
**Subdivision:** CITY POINT ADDITION  
**Neighborhood Code:** A3B010K

**Latitude:** 32.827905311  
**Longitude:** -97.221745672  
**TAD Map:** 2084-420  
**MAPSCO:** TAR-052N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CITY POINT ADDITION Block 6  
Lot 10

**Jurisdictions:**

CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NRH PID #1A - CITY POINT (642)  
NRH PID #1B - CITY POINT (643)  
BIRDVILLE ISD (902)

**State Code:** A

**Year Built:** 2024

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$390,349

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

**Site Number:** 800071087

**Site Name:** CITY POINT ADDITION Block 6 Lot 10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,018

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 1,953

**Land Acres<sup>\*</sup>:** 0.0448

**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:**

BOYDSTON TODD ELLIOT  
BOYDSTON KARLA JILL

**Primary Owner Address:**

4349 HOPEWELL ST  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 12/18/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224226075](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CB JENI 2020 LLC	6/15/2023	<a href="#">D223105645</a>		
MM CITY POINT FL 364 LLC	8/3/2022	<a href="#">D222199921</a>		

## 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	\$315,349	\$75,000	\$390,349	\$390,349
2024	\$0	\$52,500	\$52,500	\$52,500
2023	\$0	\$52,500	\$52,500	\$52,500
2022	\$0	\$52,500	\$52,500	\$52,500
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.