



Latitude:
Longitude:
TAD Map: 2090-448
MAPSCO:

City: NORTH RICHLAND HILLS
Georeference: 37995H-2-1
Subdivision: SHADY GROVE ADDN - NORTH RICHLAND HILLS
Neighborhood Code: 3K330R

PROPERTY DATA

Legal Description: SHADY GROVE ADDN - NORTH RICHLAND HILLS Block 2 Lot 1
Jurisdictions:
CITY OF N RICHLAND HILLS (018)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)
Site Number: 800097532
Site Name: SHADY GROVE ADDN - NORTH RICHLAND HILLS Block 2 Lot 1
Site Class: A1 - Residential - Single Family
Parcel: 1
Approximate Size+++: 4,776
State Code: A
Percent Complete: 100%
Year Built: 2024
Land Sqft*: 10,256
Personal Property Account: N/A
Land Acres*: 0.2354
Agent: None
Pool: N
Notice Sent Date: 4/15/2025
Notice Value: \$1,497,478
Protest Deadline Date: 5/15/2025

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

OWNER INFORMATION

Current Owner:
MANNE SUMANT
ONE LLAMA LLC
Primary Owner Address:
1914 BIG BEND COVE
SOUTHLAKE, TX 76092
Deed Date: 4/7/2025
Deed Volume:
Deed Page:
Instrument: [D225061404](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GHHB TALON HILL LLC	10/1/2024	D224175715		
KELLER SHADY GROVE LLC	8/2/2024	D224080872		

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	\$1,376,966	\$120,512	\$1,497,478	\$1,497,478
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.