**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 43161963

Latitude:

Longitude:

City: NORTH RICHLAND HILLS

**TAD Map: 2090-448** 

Georeference: 37995H-2-1

MAPSCO:

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: **Site Number:** 800097532

CITY OF N RICHLAND HILL Site Name: SHADY GROVE ADDN - NORTH RICHLAND HILLS Block 2 Lot 1

TARRANT COUNTY (220) TARRANT COUNTY HOSPHIAL (224): A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (125)

KELLER ISD (907) Approximate Size+++: 4,776 State Code: A Percent Complete: 100%

Year Built: 2024 Land Sqft\*: 10,256 Personal Property Account: Nat 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.

## OWNER INFORMATION

**Current Owner:** 

MANNE SUMANT **Deed Date: 4/7/2025** ONE LLAMA LLC **Deed Volume: Primary Owner Address:** 

**Deed Page:** 1914 BIG BEND COVE

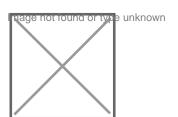
Instrument: D225061404 SOUTHLAKE, TX 76092

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**

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<sup>\*</sup> 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	\$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.

## **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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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.