

LOCATION

Address: [7205 CALI CT](#)
City: NORTH RICHLAND HILLS
Georeference: 10882-2-2
Subdivision: EDEN ESTATES
Neighborhood Code: 3M040E

Latitude: 32.8782321998
Longitude: -97.1955912906
TAD Map: 2054-440
MAPSCO: TAR-038R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EDEN ESTATES Block 2 Lot 2

Jurisdictions:

- CITY OF N RICHLAND HILLS (018)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- BIRDVILLE ISD (902)

State Code: A

Year Built: 2022

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800065518
Site Name: EDEN ESTATES Block 2 Lot 2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,878
Percent Complete: 100%
Land Sqft^{*}: 10,166
Land Acres^{*}: 0.2334
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:

MANOHARAN FAMILY TRUST

Primary Owner Address:

7205 CALI CT
 NORTH RICHLAND HILLS, TX 76182

Deed Date: 9/25/2024
Deed Volume:
Deed Page:
Instrument: [D224172464](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANOHARAN ALBERT;MANOHARAN CHANDNI RANA	6/15/2022	D222154091		
GHHB TALON HILL LLC	8/2/2021	D221161142		

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	\$0	\$0	\$0	\$0
2024	\$602,873	\$99,195	\$702,068	\$702,068
2023	\$550,705	\$99,195	\$649,900	\$649,900
2022	\$0	\$69,436	\$69,436	\$69,436
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.