

LOCATION

Address: [7204 CHANCE CT](#)
City: NORTH RICHLAND HILLS
Georeference: 10882-2-5
Subdivision: EDEN ESTATES
Neighborhood Code: 3M040E

Latitude: 32.8782306317
Longitude: -97.1959873773
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 5

Jurisdictions:

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

State Code: A

Year Built: 2022

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800065511

Site Name: EDEN ESTATES Block 2 Lot 5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,537

Percent Complete: 100%

Land Sqft^{*}: 10,482

Land Acres^{*}: 0.2406

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

VEAS GESTER
HASTINGS TRAVIS

Primary Owner Address:

7204 CHANCE CT
NORTH RICHLAND HILLS, TX 76182

Deed Date: 8/30/2022

Deed Volume:

Deed Page:

Instrument: [D222215930](#)

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	\$524,745	\$102,255	\$627,000	\$627,000
2023	\$531,282	\$102,255	\$633,537	\$633,537
2022	\$0	\$71,578	\$71,578	\$71,578
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.