

LOCATION

Address: [7201 CHANCE CT](#)
City: NORTH RICHLAND HILLS
Georeference: 10882-3-1
Subdivision: EDEN ESTATES
Neighborhood Code: 3M040E

Latitude: 32.8779894025
Longitude: -97.196555344
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 3 Lot 1

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: 800065519

Site Name: EDEN ESTATES Block 3 Lot 1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,508

Percent Complete: 100%

Land Sqft^{*}: 10,943

Land Acres^{*}: 0.2512

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:

NILSSON JIMMY
 NILSSON SAWA

Primary Owner Address:

7201 CHANCE CT
 NORTH RICHLAND HILLS, TX 76182

Deed Date: 8/26/2022

Deed Volume:

Deed Page:

Instrument: [D222214560](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GHHB TALON HILL LLC	8/2/2022	D221379345		

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	\$539,434	\$106,760	\$646,194	\$646,194
2023	\$539,032	\$106,760	\$645,792	\$645,792
2022	\$0	\$74,732	\$74,732	\$74,732
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.