

## LOCATION

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

**Latitude:** 32.8782289183  
**Longitude:** -97.1965510985  
**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 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:** 800065522

**Site Name:** EDEN ESTATES Block 3 Lot 2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,563

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,378

**Land Acres<sup>\*</sup>:** 0.2382

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

PATRICK GREGORY  
 PATRICK SUSAN

**Primary Owner Address:**

7205 CHANCE CT  
 NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 7/8/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222174479](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GHHB TALON HILL LLC	12/7/2021	<a href="#">D221364438</a>		

## 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$644,765	\$101,235	\$746,000	\$746,000
2023	\$651,165	\$101,235	\$752,400	\$752,400
2022	\$0	\$70,864	\$70,864	\$70,864
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

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- 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.