



**Address:** [7301 CHAPMAN RD](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** A1010-3B01  
**Subdivision:** MANN, WILLIAM SURVEY  
**Neighborhood Code:** 3M030A

**Latitude:** 32.8679144259  
**Longitude:** -97.2281735813  
**TAD Map:** 2078-436  
**MAPSCO:** TAR-037V



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

## PROPERTY DATA

**Legal Description:** MANN, WILLIAM SURVEY  
Abstract 1010 Tract 3B01

**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:** 1964

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 04023307

**Site Name:** MANN, WILLIAM SURVEY-3B01

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,624

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 29,185

**Land Acres<sup>\*</sup>:** 0.6700

**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:**

HAMILTON BENJAMIN P  
HAMILTON CARLY A

**Primary Owner Address:**

7301 CHAPMAN DR  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 5/25/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218259664-CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAHAM KRISHA LYNN	1/31/2016	PROBATE 2016-PR00649-1		
GRAHAM KRISHA LYNN;GRAHAM TOMMY JEFF	7/31/2015	<a href="#">D215180092</a>		
GRAHAM TOMMY JEFF	12/1/2003	<a href="#">D204146306</a>	0000000	0000000
GRAHAM T JEFF;GRAHAM VICKIE	5/9/1984	00078250000579	0007825	0000579
JARL L L	12/31/1900	00000000000000	0000000	0000000

**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	\$166,750	\$225,250	\$392,000	\$392,000
2023	\$233,750	\$225,250	\$459,000	\$393,250
2022	\$182,495	\$225,250	\$407,745	\$357,500
2021	\$224,500	\$100,500	\$325,000	\$325,000
2020	\$244,201	\$77,050	\$321,251	\$314,600

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.