



Address: [7012 EDEN RD](#)
City: NORTH RICHLAND HILLS
Georeference: A1150-4A
Subdivision: MOSES, DAVID SURVEY
Neighborhood Code: 3M040A

Latitude: 32.8762912682
Longitude: -97.1943926277
TAD Map: 2090-440
MAPSCO: TAR-038R



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

PROPERTY DATA

Legal Description: MOSES, DAVID SURVEY
Abstract 1150 Tract 4A

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: 1953

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 04069277

Site Name: MOSES, DAVID SURVEY-4A

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,796

Percent Complete: 100%

Land Sqft*: 43,560

Land Acres*: 1.0000

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:

THE HOPE FAMILY TRUST

Primary Owner Address:

7012 EDEN RD
NORTH RICHLAND HILLS, TX 76182

Deed Date: 9/12/2023

Deed Volume:

Deed Page:

Instrument: [D223174340](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOPE DANIEL II;HOPE DENISE A	12/21/1994	00118320000929	0011832	0000929
MESSMER MAX E JR	6/29/1990	00099760001903	0009976	0001903
VEATER GARY R;VEATER HEATHER L	9/19/1988	00000000000000	0000000	0000000
HOWELL WM F JR	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$244,215	\$250,000	\$494,215	\$239,161
2023	\$245,000	\$250,000	\$495,000	\$217,419
2022	\$126,130	\$250,000	\$376,130	\$197,654
2021	\$115,000	\$115,000	\$230,000	\$179,685
2020	\$115,000	\$115,000	\$230,000	\$163,350

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.