



Address: [5440 DAVIS BLVD](#)
City: NORTH RICHLAND HILLS
Georeference: 12750-11-2R
Subdivision: EMERALD HILLS ADDITION
Neighborhood Code: OFC-North Tarrant County

Latitude: 32.8476943758
Longitude: -97.2135043628
TAD Map: 2084-428
MAPSCO: TAR-052B



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

PROPERTY DATA

Legal Description: EMERALD HILLS ADDITION
Block 11 Lot 2R

Jurisdictions:

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

State Code: C1C

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 80472443

Site Name: 80472443

Site Class: LandVacantComm - Vacant Land -Commercial

Parcels: 1

Primary Building Name:

Primary Building Type:

Gross Building Area⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 51,531

Land Acres^{*}: 1.1829

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:
SAEED MOHAMMAD
Primary Owner Address:
6800 BAKER BLVD
FORT WORTH, TX 76118

Deed Date: 6/28/2018
Deed Volume:
Deed Page:
Instrument: [D218144353](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NRH PROPERTIES INC	3/30/2005	D205089109	0000000	0000000
LILLARD TEXAS INVESTMENTS LTD	5/29/1995	00119960000425	0011996	0000425
WAGGENER IRIS G;WAGGENER JAMES L	7/1/1994	00118770001228	0011877	0001228
WAGGENER JAMES L	11/26/1985	00083810000218	0008381	0000218
SHABOUT MUHSEN	1/1/1984	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	\$0	\$296,303	\$296,303	\$296,303
2023	\$0	\$296,303	\$296,303	\$296,303
2022	\$0	\$296,303	\$296,303	\$296,303
2021	\$0	\$296,303	\$296,303	\$296,303
2020	\$0	\$283,420	\$283,420	\$283,420

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.