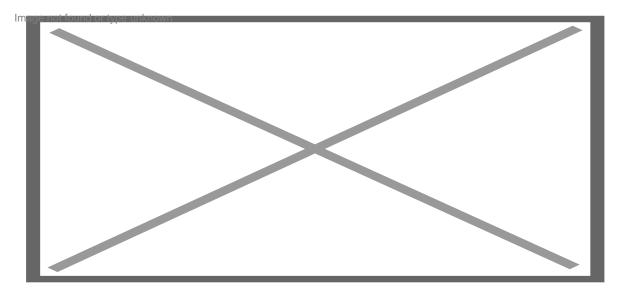


Tarrant Appraisal District Property Information | PDF Account Number: 05634377

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

+++ Rounded.

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

* This represents one of a hierarchy of possible values ranked **Pool:** N 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	000000	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	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

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.