



**Address:** [7709 EVERGREEN AVE](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 22740-1-9  
**Subdivision:** KINGSWOOD ESTATES ADDITION-NRH  
**Neighborhood Code:** 3M030F

**Latitude:** 32.8851724628  
**Longitude:** -97.2125935402  
**TAD Map:** 2084-440  
**MAPSCO:** TAR-038K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** KINGSWOOD ESTATES  
ADDITION-NRH Block 1 Lot 9

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1977

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$340,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01507338

**Site Name:** KINGSWOOD ESTATES ADDITION-NRH-1-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,725

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,875

**Land Acres<sup>\*</sup>:** 0.2266

**Pool:** Y

<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:**

BATEMAN BRANDON D

**Primary Owner Address:**

7709 EVERGREEN AVE  
N RICHLND HLS, TX 76182-7904

**Deed Date:** 9/12/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217212950](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAVAGE CLIFFORD;SAVAGE MECHELLE	3/21/2007	<a href="#">D207104421</a>	0000000	0000000
MILLER MICHAEL;MILLER RODOLFO S	10/30/2006	<a href="#">D206349442</a>	0000000	0000000
HSBC BANK USA NA	6/6/2006	<a href="#">D206176482</a>	0000000	0000000
PEREZ JAMES;PEREZ TERRY	6/7/2005	<a href="#">D205164718</a>	0000000	0000000
ELLER JAMES M;ELLER PATRICIA A	3/22/1993	00110150001893	0011015	0001893
ADMINISTRATOR VETERAN AFFAIRS	9/1/1992	00107740000339	0010774	0000339
BANCPLUS MORTGAGE CORP	8/27/1991	00103770000809	0010377	0000809
ADMINISTRATOR VETERAN AFFAIRS	7/3/1991	00103150001404	0010315	0001404
BANCPLUS MORTGAGE CORP	7/2/1991	00103070001432	0010307	0001432
JINKS GAYLA D;JINKS STEVE K	3/15/1988	00092220000228	0009222	0000228
HOLLABAUGH JANE;HOLLABAUGH THEODORE	5/31/1985	00081980000436	0008198	0000436
ERIC J BUTCHER	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	\$251,000	\$70,000	\$321,000	\$321,000
2024	\$270,000	\$70,000	\$340,000	\$326,494
2023	\$273,425	\$70,000	\$343,425	\$296,813
2022	\$265,534	\$45,000	\$310,534	\$269,830
2021	\$231,921	\$45,000	\$276,921	\$245,300
2020	\$178,000	\$45,000	\$223,000	\$223,000

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.