



**Address:** [7641 NORTHFIELD DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 25650-4-8  
**Subdivision:** MEADOWVIEW ESTATES ADDITION  
**Neighborhood Code:** 3M040N

**Latitude:** 32.8876333397  
**Longitude:** -97.1996405285  
**TAD Map:** 2090-444  
**MAPSCO:** TAR-038L



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

## PROPERTY DATA

**Legal Description:** MEADOWVIEW ESTATES  
ADDITION Block 4 Lot 8

**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:** 1985

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$396,592

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

**Site Number:** 01749250

**Site Name:** MEADOWVIEW ESTATES ADDITION-4-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,314

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,125

**Land Acres<sup>\*</sup>:** 0.2094

**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:**

FILES COURTNEY W  
FILES ROBERT D

**Primary Owner Address:**

7641 NORTHFIELD DR  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 8/17/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215186026](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BETTINGER STEPHEN D	7/21/2015	<a href="#">D215161934</a>		
BETTINGER STEPHENS	8/10/2009	<a href="#">D211067636</a>	0000000	0000000
BETTINGER DESIREE EST;BETTINGER STEPH	7/18/2008	<a href="#">D208288419</a>	0000000	0000000
SOBEY HILARY;SOBEY MICHAEL	3/13/2006	<a href="#">D206078626</a>	0000000	0000000
CHENEY BARBARA;CHENEY ROBERT	8/8/1996	00124800001490	0012480	0001490
SHANLEY JAMES D	1/8/1992	00105120001361	0010512	0001361
SHANLEY BRENDA;SHANLEY JAMES	8/14/1985	00082760000824	0008276	0000824
T L S HOMES INC	8/9/1984	00079160000529	0007916	0000529
P & S CONST CO	10/24/1983	00076480000529	0007648	0000529
STOR-ALL MINI-WAREHOUSE	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	\$321,592	\$75,000	\$396,592	\$396,592
2024	\$321,592	\$75,000	\$396,592	\$364,904
2023	\$344,331	\$75,000	\$419,331	\$331,731
2022	\$323,052	\$45,000	\$368,052	\$301,574
2021	\$229,158	\$45,000	\$274,158	\$274,158
2020	\$229,158	\$45,000	\$274,158	\$274,158

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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## Tarrant Appraisal District Property Information | PDF

- 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.