



Address: [7616 NORTHFIELD DR](#)
City: NORTH RICHLAND HILLS
Georeference: 25650-5-6
Subdivision: MEADOWVIEW ESTATES ADDITION
Neighborhood Code: 3M040N

Latitude: 32.8863431169
Longitude: -97.1991161433
TAD Map: 2090-440
MAPSCO: TAR-038L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MEADOWVIEW ESTATES
ADDITION Block 5 Lot 6

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: 1984
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$429,278
Protest Deadline Date: 5/24/2024

Site Number: 01749447
Site Name: MEADOWVIEW ESTATES ADDITION-5-6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,087
Percent Complete: 100%
Land Sqft^{*}: 9,339
Land Acres^{*}: 0.2143
Pool: Y

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
CLARY RONALD M
Primary Owner Address:
7616 NORTHFIELD DR
FORT WORTH, TX 76182-7420

Deed Date: 5/3/2022
Deed Volume:
Deed Page:
Instrument: 142-22-086014

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLARY KAREN H EST;CLARY RONALD M	9/4/1984	00078190002195	0007819	0002195
P & S CONSTRUCTION CO	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	\$354,278	\$75,000	\$429,278	\$426,852
2024	\$354,278	\$75,000	\$429,278	\$388,047
2023	\$330,181	\$75,000	\$405,181	\$352,770
2022	\$309,670	\$45,000	\$354,670	\$320,700
2021	\$246,545	\$45,000	\$291,545	\$291,545
2020	\$228,231	\$45,000	\$273,231	\$273,231

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.