



**Address:** [7612 PERKINS DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 25650-8-4  
**Subdivision:** MEADOWVIEW ESTATES ADDITION  
**Neighborhood Code:** 3M040N

**Latitude:** 32.886627437  
**Longitude:** -97.1961842199  
**TAD Map:** 2090-440  
**MAPSCO:** TAR-038M



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 8 Lot 4

**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:** 1982  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01750178  
**Site Name:** MEADOWVIEW ESTATES ADDITION-8-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,024  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,750  
**Land Acres<sup>\*</sup>:** 0.2238  
**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:**  
BEAN LIVING TRUST  
**Primary Owner Address:**  
101 RAINBOW DR #15428  
LIVINGSTON, TX 77399

**Deed Date:** 10/5/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218223728](#)

| Previous Owners                  | Date       | Instrument     | Deed Volume | Deed Page |
|----------------------------------|------------|----------------|-------------|-----------|
| BEAN HARRY P JR                  | 9/22/1995  | 00121170000001 | 0012117     | 0000001   |
| BEAN HARRY P JR;BEAN NINA L      | 8/5/1993   | 00111850000899 | 0011185     | 0000899   |
| PRUDENTIAL RELOCATION MGMT       | 5/28/1993  | 00111850000885 | 0011185     | 0000885   |
| DIXON SHARON K;DIXON STEPHEN     | 8/27/1992  | 00107610001149 | 0010761     | 0001149   |
| FINCHER CONNIE;FINCHER WILLIAM C | 12/31/1900 | 00074290001132 | 0007429     | 0001132   |
| HOMES BY HAM INC                 | 12/30/1900 | 00000000000000 | 0000000     | 0000000   |
| P & S CONST CO                   | 12/29/1900 | 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 | \$345,118          | \$75,000    | \$420,118    | \$420,118                    |
| 2024 | \$345,118          | \$75,000    | \$420,118    | \$420,118                    |
| 2023 | \$321,784          | \$75,000    | \$396,784    | \$396,784                    |
| 2022 | \$301,777          | \$45,000    | \$346,777    | \$346,777                    |
| 2021 | \$240,546          | \$45,000    | \$285,546    | \$285,546                    |
| 2020 | \$221,417          | \$45,000    | \$266,417    | \$266,417                    |

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.