



Address: [7616 PERKINS DR](#)
City: NORTH RICHLAND HILLS
Georeference: 25650-8-5
Subdivision: MEADOWVIEW ESTATES ADDITION
Neighborhood Code: 3M040N

Latitude: 32.8868382355
Longitude: -97.196184714
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 5

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: 1983

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$415,367

Protest Deadline Date: 5/24/2024

Site Number: 01750186

Site Name: MEADOWVIEW ESTATES ADDITION-8-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,114

Percent Complete: 100%

Land Sqft^{*}: 9,750

Land Acres^{*}: 0.2238

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

BULLARD PHILIP E

Primary Owner Address:

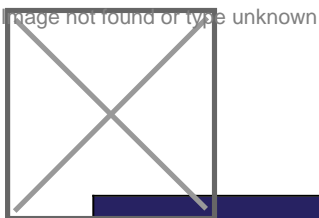
7616 PERKINS DR
NORTH RICHLAND HILLS, TX 76182

Deed Date: 3/20/2020

Deed Volume:

Deed Page:

Instrument: [D220080642](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BULLARD EUGENE C;BULLARD IRIS S	9/12/2011	D211226337	0000000	0000000
BULLARD EUGENE C	1/25/2010	D210055669	0000000	0000000
BULLARD PHILIP E	9/13/2007	D207355781	0000000	0000000
KUZYK JOSEPH T;KUZYK SHERRY L	10/25/1990	00100820001253	0010082	0001253
AMERICAN SAVINGS BANK F A	9/5/1989	00096920001471	0009692	0001471
LEWIS KAREN;LEWIS STEVEN J	1/4/1986	00089170002303	0008917	0002303
LEWIS STEVEN J ETAL	6/12/1984	00078570000080	0007857	0000080
STANLEY L BUSKEN	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	\$340,367	\$75,000	\$415,367	\$371,692
2024	\$340,367	\$75,000	\$415,367	\$337,902
2023	\$351,864	\$75,000	\$426,864	\$307,184
2022	\$234,258	\$45,000	\$279,258	\$279,258
2021	\$234,258	\$45,000	\$279,258	\$279,258
2020	\$234,258	\$45,000	\$279,258	\$279,258

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.