



Address: [7704 PERKINS DR](#)
City: NORTH RICHLAND HILLS
Georeference: 25650-8-11
Subdivision: MEADOWVIEW ESTATES ADDITION
Neighborhood Code: 3M040N

Latitude: 32.8881297892
Longitude: -97.1961760168
TAD Map: 2090-444
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 11

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: 1984

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$420,314

Protest Deadline Date: 5/24/2024

Site Number: 01750240

Site Name: MEADOWVIEW ESTATES ADDITION-8-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,199

Percent Complete: 100%

Land Sqft^{*}: 10,000

Land Acres^{*}: 0.2295

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:

O'DELL KRISTI

Primary Owner Address:

7704 PERKINS DR
NORTH RICHLAND HILLS, TX 76182-7410

Deed Date: 5/14/2008

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D208209107](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HANSEN RUTH;HANSEN TERRY	11/20/2006	D206369148	0000000	0000000
KAHLE AMBER W;KAHLE PETER A	2/9/2001	00147280000189	0014728	0000189
WAISER WALTER E;WAISER YVONNE	6/11/1984	00078600001495	0007860	0001495
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	\$345,314	\$75,000	\$420,314	\$393,843
2024	\$345,314	\$75,000	\$420,314	\$358,039
2023	\$355,931	\$75,000	\$430,931	\$325,490
2022	\$324,606	\$45,000	\$369,606	\$295,900
2021	\$224,000	\$45,000	\$269,000	\$269,000
2020	\$224,000	\$45,000	\$269,000	\$269,000

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

- 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.