



Address: [7712 PERKINS DR](#)
City: NORTH RICHLAND HILLS
Georeference: 25650-8-13
Subdivision: MEADOWVIEW ESTATES ADDITION
Neighborhood Code: 3M040N

Latitude: 32.8885745888
Longitude: -97.1961762277
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 13

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

Notice Sent Date: 4/15/2025

Notice Value: \$466,394

Protest Deadline Date: 5/24/2024

Site Number: 01750267

Site Name: MEADOWVIEW ESTATES ADDITION-8-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,140

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:

DEBORAH KAY MARTIN LIVING TRUST

Primary Owner Address:

7712 PERKINS DR
NORTH RICHLAND HILLS, TX 76182

Deed Date: 7/18/2023

Deed Volume:

Deed Page:

Instrument: [D223130381](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTIN DEBORAH K	6/20/2016	D216133964		
DELANEY F;DELANEY MELVIN JR	8/15/2006	D206257060	0000000	0000000
BRIAND MARY ANN	10/5/1989	000000000000000	0000000	0000000
BRIAND;BRIAND CHARLES JOSPEH JR	1/6/1983	00074220001879	0007422	0001879
HOMES BY HAM INC	12/31/1900	000000000000000	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	\$391,394	\$75,000	\$466,394	\$449,757
2024	\$391,394	\$75,000	\$466,394	\$408,870
2023	\$361,959	\$75,000	\$436,959	\$371,700
2022	\$319,460	\$45,000	\$364,460	\$337,909
2021	\$268,344	\$45,000	\$313,344	\$307,190
2020	\$234,264	\$45,000	\$279,264	\$279,264

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.