



Address: [8209 PEARL ST](#)
City: NORTH RICHLAND HILLS
Georeference: 40790-A-2
Subdivision: SUNNY MEADOW ADDITION-NRH
Neighborhood Code: 3M130P

Latitude: 32.8610763068
Longitude: -97.2061994594
TAD Map: 2090-432
MAPSCO: TAR-038X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNNY MEADOW ADDITION-
NRH Block A Lot 2

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: 1974

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$272,403

Protest Deadline Date: 5/24/2024

Site Number: 03027899

Site Name: SUNNY MEADOW ADDITION-NRH-A-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,807

Percent Complete: 100%

Land Sqft^{*}: 9,796

Land Acres^{*}: 0.2248

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:

JIULIANTE RICHARD F JR

Primary Owner Address:

8209 PEARL ST
NORTH RICHLAND HILLS, TX 76180-4741

Deed Date: 5/31/2002

Deed Volume: 0015737

Deed Page: 0000376

Instrument: 00157370000376

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAMOS JULIO	10/10/1997	00129440000093	0012944	0000093
JENKINS JERRY N	5/23/1997	00127800000214	0012780	0000214
SEC OF HUD	4/3/1996	00125270000272	0012527	0000272
G E CAPITAL MTG SERV INC	4/2/1996	00123130001888	0012313	0001888
GE CAPITAL ASSET MGMNT CORP	9/6/1994	00117160000913	0011716	0000913
WILSON CARL;WILSON STELLA	1/23/1984	00077240000219	0007724	0000219
DEPT HOUSING & URBAN DEV	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	\$212,403	\$60,000	\$272,403	\$267,933
2024	\$212,403	\$60,000	\$272,403	\$243,575
2023	\$203,540	\$60,000	\$263,540	\$221,432
2022	\$198,527	\$35,000	\$233,527	\$201,302
2021	\$158,258	\$35,000	\$193,258	\$183,002
2020	\$194,743	\$35,000	\$229,743	\$166,365

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.