



Address: [8217 PEARL ST](#)
City: NORTH RICHLAND HILLS
Georeference: 40790-A-4
Subdivision: SUNNY MEADOW ADDITION-NRH
Neighborhood Code: 3M130P

Latitude: 32.8610735023
Longitude: -97.205722648
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 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: 1974
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$292,980
Protest Deadline Date: 5/24/2024

Site Number: 03027910
Site Name: SUNNY MEADOW ADDITION-NRH-A-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,085
Percent Complete: 100%
Land Sqft^{*}: 9,373
Land Acres^{*}: 0.2151
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:
RYAN EDWARD
RYAN JENNIFER
Primary Owner Address:
8217 PEARL ST
FORT WORTH, TX 76180-4741

Deed Date: 4/15/1994
Deed Volume: 0011549
Deed Page: 0001740
Instrument: 00115490001740

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HENLEY THOMAS L	12/31/1900	0000000000000000	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	\$232,980	\$60,000	\$292,980	\$292,980
2024	\$232,980	\$60,000	\$292,980	\$274,464
2023	\$223,599	\$60,000	\$283,599	\$249,513
2022	\$218,703	\$35,000	\$253,703	\$226,830
2021	\$175,669	\$35,000	\$210,669	\$206,209
2020	\$216,587	\$35,000	\$251,587	\$187,463

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.