



Address: [7612 EVERGREEN RD](#)
City: RICHLAND HILLS
Georeference: 34090-69-8
Subdivision: RICHLAND HILLS ADDITION
Neighborhood Code: 3H040V

Latitude: 32.8198350282
Longitude: -97.2135934956
TAD Map: 2084-416
MAPSCO: TAR-052T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RICHLAND HILLS ADDITION
Block 69 Lot 8

Jurisdictions:

CITY OF RICHLAND HILLS (020)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDVILLE ISD (902)

State Code: A

Year Built: 1960

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 7/12/2024

Site Number: 04565827

Site Name: RICHLAND HILLS ADDITION-69-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,361

Percent Complete: 100%

Land Sqft^{*}: 10,080

Land Acres^{*}: 0.2314

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:

FINAU SIONE MA TEAKI

FINAU ILAISE KIM

Primary Owner Address:

7612 EVERGREEN RD
FORT WORTH, TX 76118

Deed Date: 4/5/2022

Deed Volume:

Deed Page:

Instrument: [D222088424](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WIGGINS TROY	10/25/2021	D221313332		
SUMERLIN CONNIE A	11/16/2001	00152770000072	0015277	0000072
BRYANT JARRELL S;BRYANT THERESA	4/26/2000	00143220000355	0014322	0000355
GREGORY H WAYNE	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	\$210,692	\$50,120	\$260,812	\$260,812
2024	\$210,692	\$50,120	\$260,812	\$260,812
2023	\$214,169	\$50,120	\$264,289	\$264,289
2022	\$148,565	\$35,078	\$183,643	\$183,643
2021	\$149,868	\$20,000	\$169,868	\$138,359
2020	\$128,929	\$20,000	\$148,929	\$125,781

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.