07-31-2025

BIRDVILLE ISD (902) State Code: A Year Built: 1985 Personal Property Account: N/A Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$422,184 Protest Deadline Date: 5/24/2024 Site Name: EDEN ADDITION-8-1 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,079 Percent Complete: 100% Land Sqft^{*}: 9,358 Land Acres*: 0.2148 Pool: N

Address: 7101 MELISSA CT

City: NORTH RICHLAND HILLS Georeference: 10880-8-1 Subdivision: EDEN ADDITION Neighborhood Code: 3M040K

type unknown

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LOCATION

Googlet Mapd or type unknown

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

PROPERTY DATA

Legal Description: EDEN ADDITION Block 8 Lot 1 Jurisdictions: CITY OF N RICHLAND HILLS (018) **TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)**

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

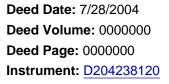
Current Owner: BROWN LARRY D BROWN DARLEEN G Primary Owner Address: 7101 MELISSA CT FORT WORTH, TX 76182-3248

Tarrant Appraisal District Property Information | PDF Account Number: 05485231

Latitude: 32.8789676003 Longitude: -97.1944511647 **TAD Map:** 2090-440 MAPSCO: TAR-038R

Site Number: 05485231





| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|------------|---|-------------|-----------|
| FOSTER CHRISTOPHER;FOSTER REBEC | 1/5/2000 | 00141710000309 | 0014171 | 0000309 |
| HAYNIE KENNETH WILLIAM | 9/21/1998 | 00134350000108 | 0013435 | 0000108 |
| WARD HERBERT H;WARD VIVIAN | 12/16/1985 | 00083980001630 | 0008398 | 0001630 |
| HEARN GEORGE | 5/3/1985 | 00081710002108 | 0008171 | 0002108 |
| SHERMAN GARRETT | 1/1/1984 | 000000000000000000000000000000000000000 | 000000 | 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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised |
|------|--------------------|-------------|--------------|-----------------|
| 2025 | \$352,184 | \$70,000 | \$422,184 | \$410,795 |
| 2024 | \$352,184 | \$70,000 | \$422,184 | \$373,450 |
| 2023 | \$297,138 | \$70,000 | \$367,138 | \$339,500 |
| 2022 | \$303,282 | \$45,000 | \$348,282 | \$308,636 |
| 2021 | \$235,578 | \$45,000 | \$280,578 | \$280,578 |
| 2020 | \$217,260 | \$45,000 | \$262,260 | \$262,260 |

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.