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

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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

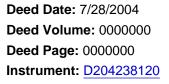
Current Owner: BROWN LARRY D BROWN DARLEEN G Primary Owner Address: 7101 MELISSA CT FORT WORTH, TX 76182-3248

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.