



**Address:** [7101 MELISSA CT](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 10880-8-1  
**Subdivision:** EDEN ADDITION  
**Neighborhood Code:** 3M040K

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



Google Map 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)  
BIRDEVILLE 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 Number:** 05485231

**Site Name:** EDEN ADDITION-8-1

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,079

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,358

**Land Acres<sup>\*</sup>:** 0.2148

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> 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

**Deed Date:** 7/28/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204238120](#)

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	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 <sup>+</sup>
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.