



**Address:** [7109 MELISSA CT](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 10880-8-3  
**Subdivision:** EDEN ADDITION  
**Neighborhood Code:** 3M040K

**Latitude:** 32.8794491052  
**Longitude:** -97.194506828  
**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 3

**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:** 1993

**Personal Property Account:** N/A

**Agent:** TEXAS TAX PROTEST (05909)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$448,664

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05485266  
**Site Name:** EDEN ADDITION-8-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,171  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,483  
**Land Acres<sup>\*</sup>:** 0.2176  
**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:**

RUTHFORD BROCK J  
RUTHERFORD NATALYIA

**Primary Owner Address:**

7109 MELISSA CT  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 6/2/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222143965](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FOSTER JUSTIN R;FOSTER MADELINE K	7/16/2018	<a href="#">D218156911</a>		
SOUTHERLAND KYLE;SOUTHERLAND LEISHA	7/27/2012	<a href="#">D212184656</a>	0000000	0000000
STEPHENS EDWIN G;STEPHENS MARY L	7/21/2000	00144440000235	0014444	0000235
KOHOUT JEFFREY;KOHOUT TRACY	3/27/1998	00131420000396	0013142	0000396
AMO JENNIFER S	9/28/1993	00112750000899	0011275	0000899
TEXAS BEST CUSTOM HOMES	5/19/1993	00111160001263	0011116	0001263
ASHCRAFT TROY	12/18/1986	00087830002044	0008783	0002044
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	\$378,664	\$70,000	\$448,664	\$448,664
2024	\$378,664	\$70,000	\$448,664	\$427,653
2023	\$318,775	\$70,000	\$388,775	\$388,775
2022	\$314,109	\$45,000	\$359,109	\$317,675
2021	\$243,795	\$45,000	\$288,795	\$288,795
2020	\$230,711	\$45,000	\$275,711	\$275,711

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.