



Address: [7520 TEAKWOOD CT](#)
City: NORTH RICHLAND HILLS
Georeference: 3530-13-54
Subdivision: BRIARWOOD ESTATES-NRH
Neighborhood Code: 3M030D

Latitude: 32.8778653514
Longitude: -97.219161798
TAD Map: 2084-440
MAPSCO: TAR-038N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BRIARWOOD ESTATES-NRH
Block 13 Lot 54

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: 1991

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$402,325

Protest Deadline Date: 5/24/2024

Site Number: 05723930

Site Name: BRIARWOOD ESTATES-NRH-13-54

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,994

Percent Complete: 100%

Land Sqft^{*}: 9,751

Land Acres^{*}: 0.2238

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:

KERCHNER CHRISTOPHER

Primary Owner Address:

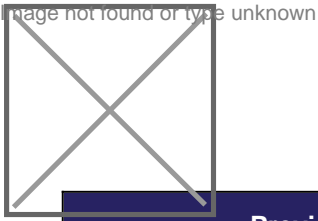
7520 TEAKWOOD CT
NORTH RICHLAND HILLS, TX 76182-7807

Deed Date: 1/29/2021

Deed Volume:

Deed Page:

Instrument: [D221044731](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KERCHNER B A;KERCHNER CHRISTOPHER	6/3/2005	D205161620	0000000	0000000
PARKER PATRICIA ANN ETAL	6/24/1994	00116370001930	0011637	0001930
CLOUSE JACQUEL;CLOUSE MICHAEL D	4/4/1991	00102260001942	0010226	0001942
WAYNE WALL BUILDER INC	1/1/1985	000000000000000	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	\$300,450	\$75,000	\$375,450	\$375,450
2024	\$327,325	\$75,000	\$402,325	\$358,705
2023	\$306,572	\$75,000	\$381,572	\$326,095
2022	\$295,354	\$40,000	\$335,354	\$296,450
2021	\$244,790	\$40,000	\$284,790	\$269,500
2020	\$205,000	\$40,000	\$245,000	\$245,000

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.