



**Address:** [7828 CORTLAND AVE](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 39955-1-8  
**Subdivision:** SPRING MEADOWS ADDITION-NRH  
**Neighborhood Code:** 3M0301

**Latitude:** 32.8698421608  
**Longitude:** -97.213351059  
**TAD Map:** 2084-436  
**MAPSCO:** TAR-038T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SPRING MEADOWS ADDITION-NRH Block 1 Lot 8

**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:** 1988

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05930065

**Site Name:** SPRING MEADOWS ADDITION-NRH-1-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,693

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,146

**Land Acres<sup>\*</sup>:** 0.1870

**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:**

MCGREGOR COLLIN W

MCGREGOR CARLA

**Primary Owner Address:**

7828 CORTLAND DR

NORTH RICHLAND HILLS, TX 76182-3962

**Deed Date:** 9/28/1993

**Deed Volume:** 0011274

**Deed Page:** 0002007

**Instrument:** 00112740002007

| Previous Owners              | Date      | Instrument     | Deed Volume | Deed Page |
|------------------------------|-----------|----------------|-------------|-----------|
| CITICORP MTG INC             | 4/6/1993  | 00110120000855 | 0011012     | 0000855   |
| MCINTOSH EMMA;MCINTOSH RANDY | 5/11/1988 | 00092680001633 | 0009268     | 0001633   |
| CUSTOM UNIQUE HOMES          | 5/10/1988 | 00092680001631 | 0009268     | 0001631   |
| MARVIN D SMITH CORP          | 2/9/1988  | 00091900000153 | 0009190     | 0000153   |
| HERITAGE DEVELOPMENT CFO     | 1/1/1985  | 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 | \$211,769          | \$35,000    | \$246,769    | \$246,769                    |
| 2024 | \$211,769          | \$35,000    | \$246,769    | \$246,769                    |
| 2023 | \$213,463          | \$35,000    | \$248,463    | \$246,085                    |
| 2022 | \$192,363          | \$35,000    | \$227,363    | \$223,714                    |
| 2021 | \$193,878          | \$35,000    | \$228,878    | \$203,376                    |
| 2020 | \$186,609          | \$35,000    | \$221,609    | \$184,887                    |

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.