



**Address:** [7801 CORTLAND AVE](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 39955-2-1  
**Subdivision:** SPRING MEADOWS ADDITION-NRH  
**Neighborhood Code:** 3M0301

**Latitude:** 32.8702905945  
**Longitude:** -97.215074024  
**TAD Map:** 2084-436  
**MAPSCO:** TAR-038S



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 2 Lot 1

**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:** 05930138

**Site Name:** SPRING MEADOWS ADDITION-NRH-2-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,725

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,727

**Land Acres<sup>\*</sup>:** 0.2462

**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:**

KMS LIVING TRUST

**Primary Owner Address:**

7801 CORTLAND DR  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 7/14/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221211877](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MITCHELL KERRY L	11/7/2008	<a href="#">D208436289</a>	0000000	0000000
SWACKER K E;SWACKER KERRY MITCHELL	4/28/2000	00143220000362	0014322	0000362
REYNOLDS KIM R;REYNOLDS TODD E	6/21/1994	00116380001430	0011638	0001430
WEAVER BRUCE;WEAVER SHERRY WALKER	12/11/1988	00094290002371	0009429	0002371
7-DAY REAL ESTATE INV INC	12/10/1988	00094290002369	0009429	0002369
SMITHFIELD INVESTMENT INC	12/9/1988	00093810001099	0009381	0001099
HERITAGE DEVELOPMENT CO	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	\$218,942	\$35,000	\$253,942	\$253,942
2024	\$218,942	\$35,000	\$253,942	\$253,942
2023	\$220,693	\$35,000	\$255,693	\$255,693
2022	\$198,958	\$35,000	\$233,958	\$233,958
2021	\$186,000	\$35,000	\$221,000	\$221,000
2020	\$186,000	\$35,000	\$221,000	\$221,000

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.