



**Address:** [7045 RIDGE CREST DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 30293M-1-18R  
**Subdivision:** NORTHRIDGE MEADOWS ADDITION  
**Neighborhood Code:** 3M030V

**Latitude:** 32.8778107167  
**Longitude:** -97.2214498188  
**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:** NORTHRIDGE MEADOWS  
ADDITION Block 1 Lot 18R

**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:** 2005  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$565,034  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40669742  
**Site Name:** NORTHRIDGE MEADOWS ADDITION-1-18R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,601  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,287  
**Land Acres<sup>\*</sup>:** 0.2591  
**Pool:** Y

<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:**  
EVANS BRIAN L  
EVANS KIMBERLY  
**Primary Owner Address:**  
7045 RIDGE CREST DR  
N RICHLND HLS, TX 76182-7826

**Deed Date:** 5/27/2005  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D205243249](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALAMO CUSTOM BUILDERS INC	1/1/2004	0000000000000000	0000000	0000000



## VALUES

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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	\$485,034	\$80,000	\$565,034	\$490,474
2024	\$485,034	\$80,000	\$565,034	\$445,885
2023	\$400,000	\$80,000	\$480,000	\$405,350
2022	\$367,000	\$60,000	\$427,000	\$368,500
2021	\$275,000	\$60,000	\$335,000	\$335,000
2020	\$275,000	\$60,000	\$335,000	\$335,000

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

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- 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.