



**Address:** [6916 FAIRFIELD LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 44716L-F-8  
**Subdivision:** VILLAS AT SMITHFIELD THE  
**Neighborhood Code:** A3B010E

**Latitude:** 32.8709366165  
**Longitude:** -97.2046415587  
**TAD Map:** 2090-436  
**MAPSCO:** TAR-038U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VILLAS AT SMITHFIELD THE  
Block F Lot 8

**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:** 2018  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800007979  
**Site Name:** VILLAS AT SMITHFIELD THE F 8  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,627  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 2,850  
**Land Acres<sup>\*</sup>:** 0.0654  
**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:**  
PEREA DAVID  
**Primary Owner Address:**  
6916 FAIRFIELD LN  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 5/24/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219113355](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OUR COUNTRY HOMES INC	5/24/2018	<a href="#">D218112130</a>		
J & J NRH 100 FLP	9/30/2015	<a href="#">D215221903</a>		



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	\$258,339	\$75,000	\$333,339	\$333,339
2024	\$258,339	\$75,000	\$333,339	\$333,339
2023	\$268,880	\$75,000	\$343,880	\$331,060
2022	\$235,462	\$75,000	\$310,462	\$300,964
2021	\$198,604	\$75,000	\$273,604	\$273,604
2020	\$199,103	\$75,000	\$274,103	\$274,103

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.