



Address: [8613 TIMBER DR](#)
City: NORTH RICHLAND HILLS
Georeference: 18750--4
Subdivision: HOLDER SMITHFIELD ESTATES
Neighborhood Code: 3K330A

Latitude: 32.8965949488
Longitude: -97.1963147456
TAD Map: 2090-444
MAPSCO: TAR-038H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HOLDER SMITHFIELD ESTATES Lot 4 SCHOOL BOUNDARY SPLIT

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: 1965

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01317571

Site Name: HOLDER SMITHFIELD ESTATES-4-90

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 1,719

Percent Complete: 100%

Land Sqft^{*}: 54,450

Land Acres^{*}: 1.2500

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:

HOBBAUGH RICHARD J SR

HOBBAUGH D

Primary Owner Address:

PO BOX 822241

NORTH RICHLAND HILLS, TX 76182-2241

Deed Date: 1/27/2005

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D205042320](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCOTT JOEL B	3/18/2002	00155650000084	0015565	0000084
SCOTT JOEL B;SCOTT MARIANE PAYNE	7/31/1997	00128630000369	0012863	0000369
HANSON JAMES E	6/3/1997	00127860000010	0012786	0000010
JOHNSON DOUGLAS T	2/24/1997	00126830001910	0012683	0001910
JOHNSON DOUGLAS T;JOHNSON PATRICIA	1/29/1992	00105190000456	0010519	0000456
HANSON JAMES E;HANSON JERRY	12/31/1900	00042670000087	0004267	0000087

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	\$102,090	\$196,188	\$298,278	\$298,278
2024	\$102,090	\$196,188	\$298,278	\$298,278
2023	\$141,119	\$196,188	\$337,307	\$337,307
2022	\$142,368	\$196,188	\$338,556	\$338,556
2021	\$143,617	\$104,938	\$248,555	\$248,555
2020	\$157,353	\$104,938	\$262,291	\$262,291

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

There are no exemptions for this property

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.