



Address: [8205 O BRIAN WAY](#)
City: NORTH RICHLAND HILLS
Georeference: 21315-7-23
Subdivision: IRISH MEADOWS ADDITION
Neighborhood Code: 3M130B

Latitude: 32.8492785572
Longitude: -97.20637804
TAD Map: 2090-428
MAPSCO: TAR-052B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: IRISH MEADOWS ADDITION
Block 7 Lot 23

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: 1983

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$289,272

Protest Deadline Date: 5/24/2024

Site Number: 01440632

Site Name: IRISH MEADOWS ADDITION-7-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,218

Percent Complete: 100%

Land Sqft^{*}: 8,032

Land Acres^{*}: 0.1843

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:

ESCHRICH DAVID WILLIAM
ESCHRICH SARAH

Primary Owner Address:

8205 O BRIAN WAY
NORTH RICHLAND HILLS, TX 76180

Deed Date: 3/5/2021

Deed Volume:

Deed Page:

Instrument: [D221063067](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CSH PROPERTY ONE LLC	10/5/2020	D220266648		
DAL RESIDENTIAL I LLC	4/4/2013	D213095239	0000000	0000000
GANDY JOHN C	5/28/1993	00110790002400	0011079	0002400
SECRETARY OF HUD	11/4/1992	00109410000871	0010941	0000871
BANCPLUS MORTGAGE CORP	11/3/1992	00108550000302	0010855	0000302
GIULIANO LEE S	12/31/1900	00074210000649	0007421	0000649
B & J CONSTRUCTION	12/30/1900	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 ⁺
2025	\$185,000	\$45,000	\$230,000	\$230,000
2024	\$244,272	\$45,000	\$289,272	\$242,718
2023	\$210,054	\$45,000	\$255,054	\$220,653
2022	\$170,594	\$30,000	\$200,594	\$200,594
2021	\$158,538	\$30,000	\$188,538	\$188,538
2020	\$154,990	\$30,000	\$184,990	\$184,990

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.