



Address: [8425 FRANKLIN CT](#)
City: NORTH RICHLAND HILLS
Georeference: 32040--4
Subdivision: PECK, THOMAS SUBDIVISION
Neighborhood Code: 3K330B

Latitude: 32.906701401
Longitude: -97.20503872
TAD Map: 2090-448
MAPSCO: TAR-024Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PECK, THOMAS SUBDIVISION
Lot 4

Jurisdictions:

CITY OF N RICHLAND HILLS (018)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: C1

Year Built: 0

Personal Property Account: N/A

Agent: ROBERT OLA COMPANY LLC dba OLA TAX (00955)

Protest Deadline Date: 5/24/2024

Site Number: 02184966
Site Name: PECK, THOMAS SUBDIVISION-4
Site Class: C1 - Residential - Vacant Land
Parcels: 1
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 10,000
Land Acres^{*}: 0.2295

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:

DEDUSEVIC SAM

Primary Owner Address:

8413 FRANKLIN CT
NORTH RICHLAND HILLS, TX 76182-8225

Deed Date: 12/22/2005

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D205386960](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPRADLIN FRED H	12/31/1900	0000000000000000	00000000	00000000

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	\$0	\$74,600	\$74,600	\$74,600
2024	\$0	\$74,600	\$74,600	\$74,600
2023	\$0	\$64,500	\$64,500	\$64,500
2022	\$0	\$67,300	\$67,300	\$67,300
2021	\$0	\$26,404	\$26,404	\$26,404
2020	\$0	\$26,404	\$26,404	\$26,404

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.