



Address: [8417 FRANKLIN CT](#)
City: NORTH RICHLAND HILLS
Georeference: 32040--6
Subdivision: PECK, THOMAS SUBDIVISION
Neighborhood Code: 3K330B

Latitude: 32.9062630817
Longitude: -97.2050508312
TAD Map: 2090-448
MAPSCO: TAR-038C



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 6

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: None

Protest Deadline Date: 5/24/2024

Site Number: 02184982

Site Name: PECK, THOMAS SUBDIVISION-6

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:

CHAU BIC
HOANG PHONG

Primary Owner Address:

13948 CLUSTERBERRY DR
FRISCO, TX 75035

Deed Date: 4/7/2016

Deed Volume:

Deed Page:

Instrument: [D216073953](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRINITY TRUTH PROPERTIES INC	2/9/2015	D215028616		
COKER JACK	7/2/2014	D215029520		
COKER BRENDA;COKER JIMMY;COKER LINDA;COKER RONALD;FARMER PATRICIA	3/8/2014	D215029521		
COKER WALTER	11/8/1994	00117860000607	0011786	0000607
STEPHENS JAMES E;STEPHENS SUSAN	7/15/1985	00082430000697	0008243	0000697
BLAKE DEBORAH J	6/21/1983	00075390001624	0007539	0001624
JAS EDW STEPHENS	12/31/1900	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	\$0	\$97,580	\$97,580	\$97,580
2024	\$0	\$97,580	\$97,580	\$97,580
2023	\$0	\$97,580	\$97,580	\$97,580
2022	\$0	\$97,580	\$97,580	\$97,580
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.