



**Address:** [8413 FRANKLIN CT](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 32040--7  
**Subdivision:** PECK, THOMAS SUBDIVISION  
**Neighborhood Code:** 3K330B

**Latitude:** 32.9060443908  
**Longitude:** -97.2050554786  
**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 7

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2021

**Personal Property Account:** N/A

**Agent:** ROBERT OLA COMPANY LLC dba OLA TAX (00955)  
**Pool:** N

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02184990  
**Site Name:** PECK, THOMAS SUBDIVISION-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,293  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,000  
**Land Acres<sup>\*</sup>:** 0.2295

<sup>+++</sup> Rounded.

<sup>\*</sup> 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:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D206001999](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEREZ GEORGE	2/25/2000	00142360000160	0014236	0000160
KOHN SARA A	12/30/1986	00000000000000	0000000	0000000
KOHN HERMAN W	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 <sup>+</sup>
2025	\$408,139	\$97,580	\$505,719	\$505,719
2024	\$408,139	\$97,580	\$505,719	\$505,719
2023	\$282,420	\$97,580	\$380,000	\$380,000
2022	\$183,120	\$97,580	\$280,700	\$280,700
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

- 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.