**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 02184990

Latitude: 32.9060443908

**TAD Map:** 2090-448 **MAPSCO:** TAR-038C

Site Number: 02184990

Approximate Size+++: 3,293

Percent Complete: 100%

Land Sqft\*: 10,000

Land Acres\*: 0.2295

Parcels: 1

Site Name: PECK, THOMAS SUBDIVISION-7

Site Class: A1 - Residential - Single Family

Longitude: -97.2050554786

Address: 8413 FRANKLIN CT
City: NORTH RICHLAND HILLS

Georeference: 32040--7

Subdivision: PECK, THOMAS SUBDIVISION

Neighborhood Code: 3K330B

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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

Tiotest Deadline Date. 3/24/20

+++ Rounded.

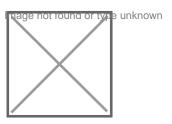
## **OWNER INFORMATION**

Current Owner:Deed Date: 12/22/2005DEDUSEVIC SAMDeed Volume: 0000000Primary Owner Address:Deed Page: 00000008413 FRANKLIN CTInstrument: 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

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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	\$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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.