



**Address:** [8409 FRANKLIN CT](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 32040--8  
**Subdivision:** PECK, THOMAS SUBDIVISION  
**Neighborhood Code:** 3K330B

**Latitude:** 32.9057982807  
**Longitude:** -97.2052709522  
**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 8 & A1209 TR 2B14

**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:** NORTH TEXAS PROPERTY TAX SERV (00855)

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

**Site Number:** 02185008  
**Site Name:** PECK, THOMAS SUBDIVISION-8-20  
**Site Class:** C1 - Residential - Vacant Land  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 20,598  
**Land Acres<sup>\*</sup>:** 0.4728  
**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:**  
COWAN LARRY B  
COWAN KIMBERLY W  
**Primary Owner Address:**  
5904 BRANSFORD RD  
COLLEYVILLE, TX 76034-3133

**Deed Date:** 3/24/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222079045](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRUMLOW PROPERTIES LLC	6/28/2013	<a href="#">D213168970</a>	00000000	00000000
DENTON BYRON A	12/31/1900	0000000000000000	00000000	00000000



## VALUES

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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	\$0	\$200,982	\$200,982	\$200,982
2024	\$0	\$200,982	\$200,982	\$200,982
2023	\$0	\$200,982	\$200,982	\$200,982
2022	\$0	\$200,982	\$200,982	\$200,982
2021	\$0	\$54,384	\$54,384	\$54,384
2020	\$0	\$54,384	\$54,384	\$54,384

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

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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.