



**Address:** [8405 FRANKLIN CT](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 32040--9  
**Subdivision:** PECK, THOMAS SUBDIVISION  
**Neighborhood Code:** 3K330B

**Latitude:** 32.9055677183  
**Longitude:** -97.20511971  
**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 9

**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:** 02185016

**Site Name:** PECK, THOMAS SUBDIVISION-9

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 8,960

**Land Acres<sup>\*</sup>:** 0.2056

**Pool:** N

<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:**

COWAN LARRY B

COWAN KIMBERLY W

**Primary Owner Address:**

5904 BRANSFORD RD  
COLLEYVILLE, TX 76034

**Deed Date:** 3/24/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222079045](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRUMLOW PROPERTIES LLC	9/6/2013	<a href="#">D213237354</a>	0000000	0000000
TRINITY TRUTH PROPERTIES	10/31/2003	<a href="#">D204394824</a>	0000000	0000000
NORTH RICHLAND HILLS CITY OF	2/9/1995	00121410001512	0012141	0001512
CAMPBELL BOBBY JOE FRANCES	12/31/1900	00076280000125	0007628	0000125

## 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	\$0	\$87,422	\$87,422	\$87,422
2024	\$0	\$87,422	\$87,422	\$87,422
2023	\$0	\$87,422	\$87,422	\$87,422
2022	\$0	\$87,422	\$87,422	\$87,422
2021	\$0	\$23,656	\$23,656	\$23,656
2020	\$0	\$23,656	\$23,656	\$23,656

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.