



Address: [8400 FRANKLIN CT](#)
City: NORTH RICHLAND HILLS
Georeference: 32040--11
Subdivision: PECK, THOMAS SUBDIVISION
Neighborhood Code: 3K330B

Latitude: 32.9052935744
Longitude: -97.2045404546
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 11

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: 02185024
Site Name: PECK, THOMAS SUBDIVISION 11
Site Class: C1 - Residential - Vacant Land
Parcels: 1
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 13,940
Land Acres^{*}: 0.3200
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:
AVELAR JUAN CARLOS
Primary Owner Address:
PO BOX 7522
FORT WORTH, TX 76111-0522

Deed Date: 3/3/2021
Deed Volume:
Deed Page:
Instrument: [D221057443](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BREISCH BRUCE C	12/31/1900	0000000000000000	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	\$136,000	\$136,000	\$136,000
2024	\$0	\$136,000	\$136,000	\$136,000
2023	\$0	\$136,000	\$136,000	\$136,000
2022	\$0	\$136,000	\$136,000	\$136,000
2021	\$0	\$36,800	\$36,800	\$36,800
2020	\$0	\$36,800	\$36,800	\$36,800

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.