



Address: [8404 FRANKLIN CT](#)
City: NORTH RICHLAND HILLS
Georeference: 32040--12
Subdivision: PECK, THOMAS SUBDIVISION
Neighborhood Code: 3K330B

Latitude: 32.9055570979
Longitude: -97.2044205632
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 12

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: 2023

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$542,939

Protest Deadline Date: 8/16/2024

Site Number: 02185032

Site Name: PECK, THOMAS SUBDIVISION-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,493

Percent Complete: 100%

Land Sqft^{*}: 8,800

Land Acres^{*}: 0.2020

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:

FRANKLIN ROYCE D
FRANKLIN MOLLY L

Primary Owner Address:

8404 FRANKLIN CT
NORTH RICHLAND HILLS, TX 76182

Deed Date: 7/28/2020

Deed Volume:

Deed Page:

Instrument: [D220181514](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRUMLOW PROPERTIES LLC	8/7/2013	D213213630	0000000	0000000
MITCHELL KYLE	8/1/2002	D202223855	0000000	0000000
BALES JANE	12/31/1900	000000000000000	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	\$340,400	\$105,600	\$446,000	\$442,327
2024	\$316,265	\$85,850	\$402,115	\$402,115
2023	\$0	\$85,850	\$85,850	\$85,850
2022	\$0	\$85,850	\$85,850	\$85,850
2021	\$0	\$23,230	\$23,230	\$23,230
2020	\$5,626	\$23,230	\$28,856	\$28,856

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.