



Address: [8808 ROYAL OAKS DR](#)
City: NORTH RICHLAND HILLS
Georeference: 36695-1-3
Subdivision: ROYAL OAKS ADDITION
Neighborhood Code: 3M040C

Latitude: 32.86962008
Longitude: -97.1941530421
TAD Map: 2090-436
MAPSCO: TAR-038V



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: ROYAL OAKS ADDITION Block
1 Lot 3 PER PLAT 388-119-23

Jurisdictions:

CITY OF N RICHLAND HILLS (018)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDEVILLE ISD (902)

State Code: A

Year Built: 1996

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 02570440

Site Name: ROYAL OAKS ADDITION-1-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,587

Percent Complete: 100%

Land Sqft^{*}: 10,628

Land Acres^{*}: 0.2440

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

HAMMIT ROBERT SEAN

HAMMIT CANDICE

Primary Owner Address:

8808 ROYAL OAKS DR
FORT WORTH, TX 76182

Deed Date: 4/19/2023

Deed Volume:

Deed Page:

Instrument: [D223068571](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	4/21/2022	D222104640		
FALGOUST JOHN;FALGOUST KAREN	11/30/2012	D212302773	0000000	0000000
HONEA JOSEPH D;HONEA SUSAN K	6/27/2011	D211152955	0000000	0000000
COLE MARY ANNE;COLE TIM	9/17/2001	00152120000192	0015212	0000192
GONZALEZ CONSTANC;GONZALEZ GARY B	3/24/1997	00127160001428	0012716	0001428
MCBROOM HOMES INC	8/5/1996	00124720001338	0012472	0001338
DREILING JOHN R	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	\$437,722	\$115,000	\$552,722	\$552,722
2024	\$437,722	\$115,000	\$552,722	\$552,722
2023	\$479,702	\$115,000	\$594,702	\$594,702
2022	\$414,100	\$70,000	\$484,100	\$440,393
2021	\$335,334	\$70,000	\$405,334	\$400,357
2020	\$313,961	\$50,000	\$363,961	\$363,961

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.