



**Address:** [8816 ROYAL OAKS DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 36695-1-5  
**Subdivision:** ROYAL OAKS ADDITION  
**Neighborhood Code:** 3M040C

**Latitude:** 32.8701317986  
**Longitude:** -97.194077232  
**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 5 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:** 2000

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$521,159

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

**Site Number:** 02570467

**Site Name:** ROYAL OAKS ADDITION-1-5

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,162

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,844

**Land Acres<sup>\*</sup>:** 0.2260

**Pool:** Y

<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:**

HEADINGTON BRANDY L

**Primary Owner Address:**

8816 ROYAL OAKS DR  
NORTH RICHLAND HILLS, TX 76182-4264

**Deed Date:** 3/31/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217081806](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEADINGTON BRANDY;HEADINGTON DAVID	5/23/2014	<a href="#">D214108070</a>	0000000	0000000
SHAFFER MELANIE G;SHAFFER PHILLIP H	6/30/2010	<a href="#">D210163060</a>	0000000	0000000
US BANK NATIONAL ASSOC	4/6/2010	<a href="#">D210091314</a>	0000000	0000000
SEAMSTER ELIZABETH LYNN	9/22/2004	000000000000000	0000000	0000000
BATEMAN ELIZABETH LYNN	11/19/2003	<a href="#">D204299332</a>	0000000	0000000
PRUDENTIAL RELOCATION INC	10/24/2003	<a href="#">D203456926</a>	0000000	0000000
ROY DIANA F;ROY ROBIN G	11/27/2000	001464000000006	0014640	0000006
DREILING REALTY LLC	4/17/2000	001431900000251	0014319	0000251
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 <sup>+</sup>
2025	\$406,159	\$115,000	\$521,159	\$436,527
2024	\$406,159	\$115,000	\$521,159	\$396,843
2023	\$444,801	\$115,000	\$559,801	\$360,766
2022	\$383,541	\$70,000	\$453,541	\$327,969
2021	\$310,955	\$70,000	\$380,955	\$298,154
2020	\$304,879	\$50,000	\$354,879	\$271,049

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.