



Address: [8805 ROYAL OAKS DR](#)
City: NORTH RICHLAND HILLS
Georeference: 36695-2-1
Subdivision: ROYAL OAKS ADDITION
Neighborhood Code: 3M040C

Latitude: 32.8698250982
Longitude: -97.1946140084
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
2 Lot 1 PER PLAT 388-119-23

Jurisdictions:

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

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$498,706

Protest Deadline Date: 5/24/2024

Site Number: 02570483

Site Name: ROYAL OAKS ADDITION-2-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,391

Percent Complete: 100%

Land Sqft^{*}: 10,802

Land Acres^{*}: 0.2480

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:

THE WAYNE AND BETTY CUNNINGHAM LIVING TRUST

Primary Owner Address:

8805 ROYAL OAKS DR
NORTH RICHLAND HILLS, TX 76182

Deed Date: 9/11/2024

Deed Volume:

Deed Page:

Instrument: [D224164415](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CUNNINGHAM BETTY;CUNNINGHAM WAYNE C	6/1/1998	00132450000296	0013245	0000296
DREILING JOHN L;DREILING TINA	8/28/1991	00105270001001	0010527	0001001
DREILING JOHN L	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	\$383,706	\$115,000	\$498,706	\$498,706
2024	\$383,706	\$115,000	\$498,706	\$376,096
2023	\$423,306	\$115,000	\$538,306	\$341,905
2022	\$285,000	\$70,000	\$355,000	\$310,823
2021	\$285,000	\$70,000	\$355,000	\$282,566
2020	\$277,637	\$50,000	\$327,637	\$256,878

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.