



Address: [8412 SPRINGBROOK CT](#)
City: NORTH RICHLAND HILLS
Georeference: 40550-2-1R
Subdivision: STONYBROOKE ADDITION
Neighborhood Code: 3M040L

Latitude: 32.8803762588
Longitude: -97.2018840867
TAD Map: 2090-440
MAPSCO: TAR-038Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: STONYBROOKE ADDITION
Block 2 Lot 1R

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: 1978

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$290,808

Protest Deadline Date: 5/24/2024

Site Number: 02980983

Site Name: STONYBROOKE ADDITION-2-1R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,381

Percent Complete: 100%

Land Sqft^{*}: 11,700

Land Acres^{*}: 0.2685

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:

SPREADBURY DAVID C

Primary Owner Address:

8412 SPRINGBROOK CT
NORTH RICHLAND HILLS, TX 76182

Deed Date: 6/25/2009

Deed Volume:

Deed Page:

Instrument: SF72903 DC

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPREADBURY DAVID C;SPREADBURY MARIE	1/3/2001	00146820000391	0014682	0000391
BOSWELL AMBER V;BOSWELL DANIEL L	9/30/1994	00117500001606	0011750	0001606
MARTIN MICHAEL L	12/31/1900	00000000000000	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	\$230,808	\$60,000	\$290,808	\$290,808
2024	\$230,808	\$60,000	\$290,808	\$283,498
2023	\$213,102	\$60,000	\$273,102	\$257,725
2022	\$210,118	\$40,000	\$250,118	\$234,295
2021	\$181,531	\$40,000	\$221,531	\$212,995
2020	\$159,169	\$40,000	\$199,169	\$193,632

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.