



Address: [8412 SPRINGHILL CT](#)
City: NORTH RICHLAND HILLS
Georeference: 40550-2-20
Subdivision: STONYBROOKE ADDITION
Neighborhood Code: 3M040L

Latitude: 32.8820539025
Longitude: -97.2019599914
TAD Map: 2090-440
MAPSCO: TAR-038L



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 20

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: 1979

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$298,622

Protest Deadline Date: 5/24/2024

Site Number: 02981181

Site Name: STONYBROOKE ADDITION-2-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,456

Percent Complete: 100%

Land Sqft^{*}: 9,000

Land Acres^{*}: 0.2066

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:

TOUCHET JAMES C

Primary Owner Address:

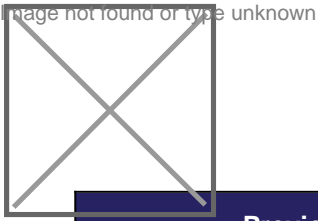
8412 SPRINGHILL CT
NORTH RICHLAND HILLS, TX 76182-6134

Deed Date: 8/18/1988

Deed Volume: 0009360

Deed Page: 0000980

Instrument: 00093600000980



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEDERSEN ALLISON;PEDERSEN JEFF C	6/13/1985	00082120001269	0008212	0001269
JACK A PEDERSEN	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	\$238,622	\$60,000	\$298,622	\$298,622
2024	\$238,622	\$60,000	\$298,622	\$295,196
2023	\$220,165	\$60,000	\$280,165	\$268,360
2022	\$217,031	\$40,000	\$257,031	\$243,964
2021	\$187,258	\$40,000	\$227,258	\$221,785
2020	\$163,966	\$40,000	\$203,966	\$201,623

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)
- DISABLED VET 100 PCT 11.131
- DISABLED VET 70 to 99 PCT 11.22

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.