



Address: [8420 GIFFORD LN](#)
City: NORTH RICHLAND HILLS
Georeference: A1209-2B10
Subdivision: PECK, THOMAS SURVEY
Neighborhood Code: 3K330B

Latitude: 32.9064426752
Longitude: -97.2054553316
TAD Map: 2090-448
MAPSCO: TAR-038C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PECK, THOMAS SURVEY
Abstract 1209 Tract 2B10

Jurisdictions:

CITY OF N RICHLAND HILLS (018)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: C1

Year Built: 0

Personal Property Account: N/A

Agent: MODERN TAX GROUP, LLC (11214)

Protest Deadline Date: 5/24/2024

Site Number: 04090225

Site Name: PECK, THOMAS SURVEY-2B10

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 8,276

Land Acres^{*}: 0.1900

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:

8421 FRANKLIN TRUST

Primary Owner Address:

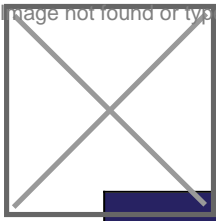
7278 GLENVIEW DR
RICHLAND HILLS, TX 76180

Deed Date: 7/20/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209327355](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAGAT DAVID	9/12/2007	D207336647	0000000	0000000
ELMORE JAMES F	10/4/1995	00121300001710	0012130	0001710
GREGORY EVELYN;GREGORY WES	11/21/1984	00080140001257	0008014	0001257
WILLIAMS BOBBY JOE	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	\$0	\$70,000	\$70,000	\$70,000
2024	\$0	\$70,000	\$70,000	\$70,000
2023	\$0	\$65,000	\$65,000	\$65,000
2022	\$0	\$47,450	\$47,450	\$47,450
2021	\$0	\$21,850	\$21,850	\$21,850
2020	\$0	\$21,850	\$21,850	\$21,850

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.