



**Address:** [8416 GIFFORD LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** A1209-2B13  
**Subdivision:** PECK, THOMAS SURVEY  
**Neighborhood Code:** 3K330B

**Latitude:** 32.9062136877  
**Longitude:** -97.2054605406  
**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 2B13

**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:** 04090268

**Site Name:** PECK, THOMAS SURVEY-2B13

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 8,276

**Land Acres<sup>\*</sup>:** 0.1900

**Pool:** N

<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:**

FRANKLIN COURT TRUST

**Primary Owner Address:**

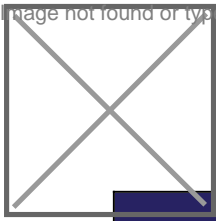
7278 GLENVIEW DR  
RICHLAND HILLS, TX 76180

**Deed Date:** 10/28/2009

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D210022418](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAGAT DAVID	9/12/2007	<a href="#">D209132083</a>	0000000	0000000
ELMORE JAMES F	10/4/1995	00121300001718	0012130	0001718
GREGORY EVELYN	7/21/1992	00107120000344	0010712	0000344
BURDINE JEAN;BURDINE ROBERT	12/5/1984	00080240000233	0008024	0000233
HARP DARWIN E	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 <sup>+</sup>
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	\$47,420	\$47,420	\$47,420
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.