



Address: [8401 GIFFORD LN](#)
City: NORTH RICHLAND HILLS
Georeference: A1209-2B17
Subdivision: PECK, THOMAS SURVEY
Neighborhood Code: 3K330B

Latitude: 32.9053212464
Longitude: -97.2058749251
TAD Map: 2090-448
MAPSCO: TAR-038B



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 2B17 & 2C2J

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: None

Protest Deadline Date: 5/24/2024

Site Number: 04090373

Site Name: PECK, THOMAS SURVEY 1209 2B17 & 2C2J

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 10,595

Land Acres^{*}: 0.2430

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:

TSHIMANKINDA PATRICK
MANYANYA AGATHA

Primary Owner Address:

6904 BENJAMIN WAY
COLLEYVILLE, TX 76034

Deed Date: 10/5/2018

Deed Volume:

Deed Page:

Instrument: [D218224916](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAILEY CHARLES DEE	4/16/2012	D212146160	0000000	0000000
SIMMONS DEENA ESTATE	4/15/2012	000000000000000	0000000	0000000
SIMMONS BILLY JOE EST SR	6/5/2005	000000000000000	0000000	0000000
SIMMONS BILLY JOE EST SR	1/18/1995	00121390000750	0012139	0000750
SIMMONS IVA MAE	3/8/1989	00095350000094	0009535	0000094
SIMMONS IVA MAE;SIMMONS JOE	6/19/1984	00061410000408	0006141	0000408
CROUCH NANCY M *E*	6/18/1984	00078620000861	0007862	0000861
JOE SIMMONS	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	\$0	\$103,275	\$103,275	\$103,275
2024	\$0	\$103,275	\$103,275	\$103,275
2023	\$0	\$103,275	\$103,275	\$103,275
2022	\$0	\$103,275	\$103,275	\$103,275
2021	\$0	\$27,945	\$27,945	\$27,945
2020	\$0	\$27,945	\$27,945	\$27,945

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.