



Address: [8804 ASHCRAFT DR](#)
City: NORTH RICHLAND HILLS
Georeference: 10880-2-2
Subdivision: EDEN ADDITION
Neighborhood Code: 3M040K

Latitude: 32.8785477609
Longitude: -97.1943097901
TAD Map: 2090-440
MAPSCO: TAR-038R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EDEN ADDITION Block 2 Lot 2

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: 1990

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$428,916

Protest Deadline Date: 5/24/2024

Site Number: 05484170

Site Name: EDEN ADDITION-2-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,992

Percent Complete: 100%

Land Sqft^{*}: 9,010

Land Acres^{*}: 0.2068

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:

ROBERTO ENRIQUE & ALICIA ADELA OCHANDIO LIVING TRUST

Primary Owner Address:

8804 ASHCRAFT DR
NORTH RICHLAND HILLS, TX 76182

Deed Date: 11/15/2021

Deed Volume:

Deed Page:

Instrument: [D221334123](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OCHANDIO ALICIA;OCHANDIO ROBERTO	7/1/1996	00124290000004	0012429	0000004
BUTLER DENISE;BUTLER JACK	12/18/1990	00101290001720	0010129	0001720
SIMS WILLIAM MICHAEL	3/19/1990	00098760001812	0009876	0001812
MERRELL L E GENE	12/18/1986	00087830002042	0008783	0002042
SHERMAN GARRETT	1/1/1984	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	\$358,916	\$70,000	\$428,916	\$416,658
2024	\$358,916	\$70,000	\$428,916	\$378,780
2023	\$302,595	\$70,000	\$372,595	\$344,345
2022	\$308,764	\$45,000	\$353,764	\$313,041
2021	\$239,583	\$45,000	\$284,583	\$284,583
2020	\$220,820	\$45,000	\$265,820	\$265,820

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.