



Address: [8812 ASHCRAFT DR](#)
City: NORTH RICHLAND HILLS
Georeference: 10880-2-4
Subdivision: EDEN ADDITION
Neighborhood Code: 3M040K

Latitude: 32.878553179
Longitude: -97.1938535555
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 4

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: 1991

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$420,551

Protest Deadline Date: 5/24/2024

Site Number: 05484197

Site Name: EDEN ADDITION-2-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,870

Percent Complete: 100%

Land Sqft^{*}: 8,984

Land Acres^{*}: 0.2062

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:

KRAUT CHARLES
KRAUT KATHERINE

Primary Owner Address:

8812 ASHCRAFT DR
NORTH RICHLAND HILLS, TX 76182-3252

Deed Date: 11/20/1991

Deed Volume: 0010458

Deed Page: 0000242

Instrument: 00104580000242



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVIERA HOMES INC	5/8/1991	00102590000819	0010259	0000819
SHERMAN GARRETT	1/1/1984	00087830002046	0008783	0002046

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	\$350,551	\$70,000	\$420,551	\$408,323
2024	\$350,551	\$70,000	\$420,551	\$371,203
2023	\$295,493	\$70,000	\$365,493	\$337,457
2022	\$301,502	\$45,000	\$346,502	\$306,779
2021	\$233,890	\$45,000	\$278,890	\$278,890
2020	\$215,542	\$45,000	\$260,542	\$260,542

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.