



**Address:** [8905 ASHCRAFT DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 10880-8-26  
**Subdivision:** EDEN ADDITION  
**Neighborhood Code:** 3M040K

**Latitude:** 32.8790529032  
**Longitude:** -97.1916631564  
**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 8 Lot 26

**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:** 1985

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$458,165

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05485800

**Site Name:** EDEN ADDITION-8-26

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,195

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,977

**Land Acres<sup>\*</sup>:** 0.2290

**Pool:** Y

<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:**

CRAWFORD CHAD  
CRAWFORD JENNIFER

**Primary Owner Address:**

8905 ASHCRAFT DR  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 4/3/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217073606](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DENSON EMILY A;DENSON JEREMY C	8/14/2008	<a href="#">D208324518</a>	0000000	0000000
MCDONALD JOHN PATRICK	4/22/2005	<a href="#">D205140035</a>	0000000	0000000
TYSKA JAMES M;TYSKA MARGARET	5/14/2003	00167460000371	0016746	0000371
LANDERS CHARLES W;LANDERS PAMELA	8/1/1994	00116820000203	0011682	0000203
HOLLINGER ROBERT B	9/19/1990	00100600000414	0010060	0000414
FEDERAL NATIONAL MTG ASSN	9/10/1990	00100600000404	0010060	0000404
HEARTLAND FEDERAL S&L ASSOC	7/3/1990	00099910001571	0009991	0001571
BROWN RANDY N;BROWN REBECCA	3/4/1986	00084720002042	0008472	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 <sup>+</sup>
2025	\$388,165	\$70,000	\$458,165	\$424,224
2024	\$388,165	\$70,000	\$458,165	\$385,658
2023	\$331,889	\$70,000	\$401,889	\$350,598
2022	\$322,774	\$45,000	\$367,774	\$318,725
2021	\$244,750	\$45,000	\$289,750	\$289,750
2020	\$240,204	\$45,000	\$285,204	\$285,204

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.