



Address: [8909 ASHCRAFT DR](#)
City: NORTH RICHLAND HILLS
Georeference: 10880-8-27
Subdivision: EDEN ADDITION
Neighborhood Code: 3M040K

Latitude: 32.8790514411
Longitude: -97.1913486751
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 27

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: \$469,047

Protest Deadline Date: 5/24/2024

Site Number: 05485819

Site Name: EDEN ADDITION-8-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,390

Percent Complete: 100%

Land Sqft^{*}: 10,843

Land Acres^{*}: 0.2489

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:

BUNCH FAMILY TRUST

Primary Owner Address:

8909 ASHCRAFT DR
NORTH RICHLAND HILLS, TX 76182

Deed Date: 12/19/2023

Deed Volume:

Deed Page:

Instrument: [D223224751](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUNCH MARLENIE JANE	7/31/2017	D217177759		
BUNCH MARLENIE	7/2/2001	00000000000000	0000000	0000000
BUNCH MARLENIE;BUNCH ROY R EST	9/22/1999	00000000000000	0000000	0000000
BUNCH MARLENIE MIRES;BUNCH ROY R	3/16/1999	00137210000134	0013721	0000134
HILL BETTY;HILL DONALD	5/17/1990	00099300001529	0009930	0001529
ASHCRAFT TROY	5/7/1985	00081730001993	0008173	0001993
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	\$347,000	\$70,000	\$417,000	\$417,000
2024	\$399,047	\$70,000	\$469,047	\$403,567
2023	\$338,298	\$70,000	\$408,298	\$366,879
2022	\$342,473	\$45,000	\$387,473	\$333,526
2021	\$258,205	\$45,000	\$303,205	\$303,205
2020	\$240,000	\$45,000	\$285,000	\$285,000

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.