



**Address:** [8972 BRADLEY DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 10880-7-12  
**Subdivision:** EDEN ADDITION  
**Neighborhood Code:** A3K010E

**Latitude:** 32.8777422887  
**Longitude:** -97.1901528051  
**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 7 Lot 12

**Jurisdictions:**

CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDVILLE ISD (902)

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$201,878

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

**Site Number:** 05486254

**Site Name:** EDEN ADDITION-7-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,169

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,494

**Land Acres<sup>\*</sup>:** 0.0802

**Pool:** N

<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:**

ERICA VILLANOVE-HILL REVOCABLE TRUST

**Primary Owner Address:**

8972 BRADLEY DR  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 3/28/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225053251](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VILLANOVA-HILL ERICA	9/13/2017	<a href="#">D217214755</a>		
CURETON JAMES CURETON;CURETON KELLY	12/1/1998	00135500000168	0013550	0000168
BRUBAKER STACY	3/10/1994	00115180002143	0011518	0002143
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 <sup>+</sup>
2025	\$179,378	\$22,500	\$201,878	\$183,816
2024	\$179,378	\$22,500	\$201,878	\$167,105
2023	\$180,848	\$22,500	\$203,348	\$151,914
2022	\$115,604	\$22,500	\$138,104	\$138,104
2021	\$116,537	\$22,500	\$139,037	\$139,037
2020	\$126,978	\$22,500	\$149,478	\$149,478

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.