



**Address:** [8440 STEPHANIE DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 40555-3-5  
**Subdivision:** STONYBROOKE SOUTH ADDITION  
**Neighborhood Code:** 3M040M

**Latitude:** 32.8745584038  
**Longitude:** -97.2005546892  
**TAD Map:** 2090-436  
**MAPSCO:** TAR-038Q



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

**PROPERTY DATA**

**Legal Description:** STONYBROOKE SOUTH ADDITION Block 3 Lot 5

**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:** 1994  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$413,108  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 06129382  
**Site Name:** STONYBROOKE SOUTH ADDITION-3-5  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,978  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,533  
**Land Acres<sup>\*</sup>:** 0.2418  
**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:**  
MOHAMMED HAMIDU  
**Primary Owner Address:**  
3728 MODLIN AVE  
FORT WORTH, TX 76107

**Deed Date:** 6/17/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224119262](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PROGRESS RESIDENTIAL BORROWER 5 LLC	10/4/2018	<a href="#">D218227770</a>		
PROGRESS RESIDENTIAL 2016-1 BORROWER LLC	8/4/2016	<a href="#">D216178751</a>		
FREO TEXAS LLC	7/1/2014	<a href="#">D214155650</a>	0000000	0000000
HATLEY ERIN;HATLEY LEONARD C	6/26/2012	<a href="#">D212153701</a>	0000000	0000000
WELLS FARGO BANK N A	6/5/2012	<a href="#">D212139376</a>	0000000	0000000
HATLEY ERIN;HATLEY LEONARD C	12/15/2008	<a href="#">D208462995</a>	0000000	0000000
DAVENPORT KATHLEEN	12/9/2007	<a href="#">D208064145</a>	0000000	0000000
DAVENPORT JAS D;DAVENPORT KATHLEEN	3/31/1994	00115310001379	0011531	0001379
VOLKMAN'S INC	11/9/1993	00113410001716	0011341	0001716
NRH/STONEBROOKE LTD	3/4/1993	00109710000865	0010971	0000865
BRUSHY CREEK ENTERPRISES INC	3/2/1993	00109720001322	0010972	0001322
WESTERN AMERICAN NATL BNK	12/3/1991	00104970000850	0010497	0000850
BURK COLLINS INVESTMENTS INC	1/1/1986	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	\$351,358	\$61,750	\$413,108	\$413,108
2024	\$351,358	\$61,750	\$413,108	\$413,108
2023	\$384,779	\$61,750	\$446,529	\$446,529
2022	\$308,974	\$38,000	\$346,974	\$346,974
2021	\$233,144	\$38,000	\$271,144	\$271,144
2020	\$244,442	\$38,000	\$282,442	\$282,442

Pending indicates that the property record has not yet been completed for the indicated tax year.

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## EXEMPTIONS / SPECIAL APPRAISAL

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There are no exemptions for this property

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.