



**Address:** [8431 RUTHETTE DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 40555-3-18R  
**Subdivision:** STONYBROOKE SOUTH ADDITION  
**Neighborhood Code:** 3M040M

**Latitude:** 32.8735266341  
**Longitude:** -97.201542879  
**TAD Map:** 2090-436  
**MAPSCO:** TAR-038Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** STONYBROOKE SOUTH  
ADDITION Block 3 Lot 18R

**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:** 1988

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06325211

**Site Name:** STONYBROOKE SOUTH ADDITION-3-18R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,538

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,000

**Land Acres<sup>\*</sup>:** 0.1147

**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:**

FERRIS TIMOTHY

FERRIS MICHELLE

**Primary Owner Address:**

8009 RUSHING SPRING DR  
NORTH RICHLAND HILLS, TX 76182-8758

**Deed Date:** 8/12/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213220151](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FERRIS TIMOTHY	3/9/2007	<a href="#">D207089841</a>	0000000	0000000
MENDOZA JOSE B	10/18/2004	<a href="#">D204360914</a>	0000000	0000000
MENDOZA JOSE B;MENDOZA JOSE JR	1/5/1995	00118510000775	0011851	0000775
LEA CHERYL A	6/27/1988	00093200000147	0009320	0000147
BURK COLLINS INVESTMENTS	1/1/1988	000000000000000	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	\$206,502	\$65,000	\$271,502	\$271,502
2024	\$206,502	\$65,000	\$271,502	\$271,502
2023	\$238,666	\$65,000	\$303,666	\$303,666
2022	\$198,623	\$40,000	\$238,623	\$238,623
2021	\$182,575	\$40,000	\$222,575	\$222,575
2020	\$157,733	\$40,000	\$197,733	\$197,733

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

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.