



**Address:** [8313 THORNCREST CT](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 42003-3-17  
**Subdivision:** THORNBRIDGE ADDITION  
**Neighborhood Code:** 3K330E

**Latitude:** 32.8958115104  
**Longitude:** -97.1943968492  
**TAD Map:** 2090-444  
**MAPSCO:** TAR-038H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** THORNBRIDGE ADDITION  
Block 3 Lot 17

**Jurisdictions:**

CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 1990

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00224) **Pool:** Y

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

**Site Number:** 06453929

**Site Name:** THORNBRIDGE ADDITION-3-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,018

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,000

**Land Acres<sup>\*</sup>:** 0.3443

<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:**

OBRIEN JENNA  
OBRIEN ROBERT

**Primary Owner Address:**

8313 THORNCREST CT  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 6/30/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220268258](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIELDS DONNA;FIELDS NATHAN LEE	8/21/2017	<a href="#">D217231343</a>		
NYGAARD SHERRY L;NYGAARD WILLIAM J	7/27/2016	<a href="#">D216173988</a>		
SCHILTZ MILDRED J;SCHILTZ R J JR	2/15/1992	00105360000265	0010536	0000265
BARFIELD JOHN W	2/14/1992	00105360000271	0010536	0000271
SANDLIN-BARFIELD JV	1/1/1990	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	\$510,827	\$146,370	\$657,197	\$657,197
2024	\$653,501	\$146,370	\$799,871	\$798,969
2023	\$600,576	\$146,370	\$746,946	\$726,335
2022	\$510,840	\$146,370	\$657,210	\$633,032
2021	\$475,484	\$100,000	\$575,484	\$575,484
2020	\$409,797	\$100,000	\$509,797	\$509,797

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.