



Address: [8041 KRISTINA LN](#)
City: NORTH RICHLAND HILLS
Georeference: 13495-10R-21
Subdivision: FAIR OAKS ESTATES ADDITION
Neighborhood Code: 3M030I

Latitude: 32.8969810659
Longitude: -97.2163496178
TAD Map: 2084-444
MAPSCO: TAR-038E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FAIR OAKS ESTATES
ADDITION Block 10R Lot 21

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: \$379,625

Protest Deadline Date: 5/24/2024

Site Number: 06501648

Site Name: FAIR OAKS ESTATES ADDITION-10R-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,887

Percent Complete: 100%

Land Sqft^{*}: 10,625

Land Acres^{*}: 0.2439

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:

E K HUGHES LIVING TRUST

Primary Owner Address:

8041 KRISTINA LN
NORTH RICHLAND HILLS, TX 76182

Deed Date: 6/23/2021

Deed Volume:

Deed Page:

Instrument: [D221203624](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUGHES EVA K	10/28/2016	D216255261		
ISHAM GARY A;ISHAM KAREN F	7/25/1995	00120400002091	0012040	0002091
CENTEX REAL ESTATE CORP	1/1/1991	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 ⁺
2025	\$299,625	\$80,000	\$379,625	\$379,625
2024	\$299,625	\$80,000	\$379,625	\$358,705
2023	\$319,612	\$80,000	\$399,612	\$326,095
2022	\$285,093	\$55,000	\$340,093	\$296,450
2021	\$253,870	\$55,000	\$308,870	\$269,500
2020	\$190,000	\$55,000	\$245,000	\$245,000

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.