



Address: [8213 PECAN RIDGE DR](#)
City: NORTH RICHLAND HILLS
Georeference: 14133-1-4
Subdivision: FOREST GLENN ADDITION
Neighborhood Code: 3K330M

Latitude: 32.9022111605
Longitude: -97.2056574938
TAD Map: 2090-448
MAPSCO: TAR-038C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOREST GLENN ADDITION
Block 1 Lot 4

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: 1997
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$490,062
Protest Deadline Date: 5/24/2024

Site Number: 06746217
Site Name: FOREST GLENN ADDITION-1-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,197
Percent Complete: 100%
Land Sqft^{*}: 9,873
Land Acres^{*}: 0.2266
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:
LUCENA MANUEL ANTONIO
LUCENA EUNICE
Primary Owner Address:
8213 PECAN RIDGE DR
NORTH RICHLAND HILLS, TX 76182

Deed Date: 1/8/2024
Deed Volume:
Deed Page:
Instrument: [D224004006](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OSCARSON BEVERLY	11/16/2002	000000000000000	0000000	0000000
OSCARSON BEVERLY;OSCARSON DONALD EST	7/30/2001	00150530000124	0015053	0000124
SKRASEK JOHN J JR;SKRASEK TRACY	1/30/1998	00130740000446	0013074	0000446
TEXAS BEST CUSTOM HOMES INC	8/22/1997	00128890000415	0012889	0000415
MALONEY J R CROUSE JR;MALONEY R E	5/2/1995	00119670000360	0011967	0000360
NORTH TARRANT PKWY LTD	10/14/1994	00117670002123	0011767	0002123
BARFIELD JOHN TR	1/1/1994	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	\$395,062	\$95,000	\$490,062	\$490,062
2024	\$395,062	\$95,000	\$490,062	\$444,292
2023	\$402,853	\$95,000	\$497,853	\$403,902
2022	\$362,286	\$70,000	\$432,286	\$367,184
2021	\$263,804	\$70,000	\$333,804	\$333,804
2020	\$256,199	\$70,000	\$326,199	\$326,199

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.