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**Address:** [8217 PECAN RIDGE DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 14133-1-5  
**Subdivision:** FOREST GLENN ADDITION  
**Neighborhood Code:** 3K330M

**Latitude:** 32.9023142928  
**Longitude:** -97.2054458952  
**TAD Map:** 2090-448  
**MAPSCO:** TAR-038C



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

## PROPERTY DATA

**Legal Description:** FOREST GLENN ADDITION  
Block 1 Lot 5

**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:** 1998

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$511,609

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

**Site Number:** 06746225

**Site Name:** FOREST GLENN ADDITION-1-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,039

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,843

**Land Acres<sup>\*</sup>:** 0.2259

**Pool:** Y

<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:**

DUCHARME RICKY L  
DUCHARME VALERIE

**Primary Owner Address:**

8217 PECAN RIDGE DR  
NORTH RICHLAND HILLS, TX 76182-8417

**Deed Date:** 2/28/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214041297](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IDBEIS RAMEZ	11/9/2005	<a href="#">D205346131</a>	0000000	0000000
HUTCHINS DARYL C;HUTCHINS JONI M	6/22/1999	00140050000553	0014005	0000553
GIVENS DONNA A;GIVENS GREG K	5/26/1998	00132980000359	0013298	0000359
JB & JB DEV FAM LTD PTNRSH	8/16/1996	00125410000525	0012541	0000525
BARFIELD JOHN W	5/2/1995	00119620001063	0011962	0001063
NORTH TARRANT PKWY LTD	10/14/1994	00117670002123	0011767	0002123
BARFIELD JOHN TR	1/1/1994	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	\$416,609	\$95,000	\$511,609	\$510,513
2024	\$416,609	\$95,000	\$511,609	\$464,103
2023	\$424,200	\$95,000	\$519,200	\$421,912
2022	\$374,663	\$70,000	\$444,663	\$383,556
2021	\$278,687	\$70,000	\$348,687	\$348,687
2020	\$271,277	\$70,000	\$341,277	\$341,277

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.