



**Address:** [8220 PECAN RIDGE DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 14133-2-6  
**Subdivision:** FOREST GLENN ADDITION  
**Neighborhood Code:** 3K330M

**Latitude:** 32.9020174268  
**Longitude:** -97.2049128847  
**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 2 Lot 6

**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:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$491,022

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

**Site Number:** 06747655

**Site Name:** FOREST GLENN ADDITION-2-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,184

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,000

**Land Acres<sup>\*</sup>:** 0.2066

**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:**

THE CHARLES STEVENS AND DONNA STEVENS LIVING TRUST  
THE CHARLES STEVENS AND DONNA STEVENS LIVING TRUST

**Primary Owner Address:**

8220 PECAN RIDGE DR  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 11/4/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216266034](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEVENS CHARLES;STEVENS DONNA	7/2/2007	00000000000000	0000000	0000000
SUNDERBRUCH JACOB;SUNDERBRUCH STEPHI	10/7/2004	<a href="#">D204352711</a>	0000000	0000000
NATIONAL RES NOMINEE SERV INC	9/27/2004	<a href="#">D204352710</a>	0000000	0000000
STANFORD CHAD MICHAEL	3/19/1999	00137270000116	0013727	0000116
A D DEGUIRE & CO	2/27/1998	00131140000352	0013114	0000352
NET DEVELOPMENT LTD	5/8/1997	00127690000315	0012769	0000315
MICHAEL D BOBO BUILDER CORP	5/2/1995	00119620001079	0011962	0001079
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	\$396,022	\$95,000	\$491,022	\$461,338
2024	\$396,022	\$95,000	\$491,022	\$419,398
2023	\$403,824	\$95,000	\$498,824	\$381,271
2022	\$362,201	\$70,000	\$432,201	\$346,610
2021	\$245,100	\$70,000	\$315,100	\$315,100
2020	\$245,100	\$70,000	\$315,100	\$315,100

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)

Image not found or type unknown



## Tarrant Appraisal District Property Information | PDF

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.