



Address: [8504 MATT DR](#)
City: NORTH RICHLAND HILLS
Georeference: 10880-9-8
Subdivision: EDEN ADDITION
Neighborhood Code: 3M040G

Latitude: 32.8770324074
Longitude: -97.2005615158
TAD Map: 2090-440
MAPSCO: TAR-038Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EDEN ADDITION Block 9 Lot 8

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: 1996

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$369,327

Protest Deadline Date: 5/24/2024

Site Number: 06830846
Site Name: EDEN ADDITION-9-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,652
Percent Complete: 100%
Land Sqft^{*}: 7,502
Land Acres^{*}: 0.1722
Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

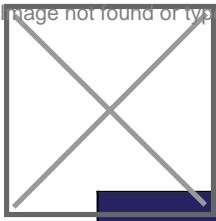
Current Owner:

LATIMER TERRY G
LATIMER CINDIJO

Primary Owner Address:

8504 MATT DR
N RICHLND HLS, TX 76182-3649

Deed Date: 9/27/2001
Deed Volume: 0015168
Deed Page: 0000008
Instrument: 00151680000008



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN BONNIE S;BROWN JERRY W	4/23/1996	00123420001791	0012342	0001791
M & J CONST CORP	12/13/1995	00122060002374	0012206	0002374
REBEL PROPERTIES LLC	1/1/1995	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 ⁺
2025	\$294,327	\$75,000	\$369,327	\$368,080
2024	\$294,327	\$75,000	\$369,327	\$334,618
2023	\$310,034	\$75,000	\$385,034	\$304,198
2022	\$259,823	\$55,000	\$314,823	\$276,544
2021	\$226,086	\$55,000	\$281,086	\$251,404
2020	\$196,290	\$55,000	\$251,290	\$228,549

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.