



Address: [8604 MATT DR](#)
City: NORTH RICHLAND HILLS
Georeference: 10880-9-12
Subdivision: EDEN ADDITION
Neighborhood Code: 3M040G

Latitude: 32.8770331616
Longitude: -97.1996728928
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 12

Jurisdictions:

CITY OF N RICHLAND HILLS (018)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDEVILLE ISD (902)

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$397,714

Protest Deadline Date: 5/24/2024

Site Number: 06830889

Site Name: EDEN ADDITION-9-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,857

Percent Complete: 100%

Land Sqft^{*}: 7,502

Land Acres^{*}: 0.1722

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:

PROCTER JOSEPH E
PROCTER KIMBERLEY J

Primary Owner Address:

8604 MATT DR
NORTH RICHLAND HILLS, TX 76182

Deed Date: 9/17/2015

Deed Volume:

Deed Page:

Instrument: [D215214617](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARLOW ERIKA D;BARLOW LEE F	5/25/2001	00151980000567	0015198	0000567
CORNILS CORWIN S;CORNILS STACEY	9/30/1998	00134500000221	0013450	0000221
HILLIARD HOMES INC	7/18/1996	00124500002296	0012450	0002296
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	\$322,714	\$75,000	\$397,714	\$359,370
2024	\$322,714	\$75,000	\$397,714	\$326,700
2023	\$341,204	\$75,000	\$416,204	\$297,000
2022	\$215,000	\$55,000	\$270,000	\$270,000
2021	\$215,000	\$55,000	\$270,000	\$270,000
2020	\$213,025	\$55,000	\$268,025	\$247,182

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.