



**Address:** [8608 MATT DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 10880-9-13  
**Subdivision:** EDEN ADDITION  
**Neighborhood Code:** 3M040G

**Latitude:** 32.8770327731  
**Longitude:** -97.1994497711  
**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 13

**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:** 1997

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06830897  
**Site Name:** EDEN ADDITION-9-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,860  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,509  
**Land Acres<sup>\*</sup>:** 0.1723  
**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:**

PGD PROPERTIES LLC

**Primary Owner Address:**

8805 HILARY CT  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 11/9/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217263556](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JACKSON BEULAH INEZ	12/18/1997	00130210000219	0013021	0000219
HILLIARD HOMES INC	10/4/1996	00125390002188	0012539	0002188
REBEL PROPERTIES LLC	1/1/1995	00000000000000	0000000	0000000



## VALUES

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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	\$320,455	\$75,000	\$395,455	\$395,455
2024	\$320,455	\$75,000	\$395,455	\$395,455
2023	\$338,874	\$75,000	\$413,874	\$413,874
2022	\$285,798	\$55,000	\$340,798	\$340,798
2021	\$246,190	\$55,000	\$301,190	\$301,190
2020	\$211,209	\$55,000	\$266,209	\$266,209

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

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There are no exemptions for this property

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.