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Address: [8509 MATT DR](#)
City: NORTH RICHLAND HILLS
Georeference: 10880-10-7
Subdivision: EDEN ADDITION
Neighborhood Code: 3M040G

Latitude: 32.8775267913
Longitude: -97.2003164248
TAD Map: 2090-440
MAPSCO: TAR-038Q



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

PROPERTY DATA

Legal Description: EDEN ADDITION Block 10 Lot 7

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: 1995

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$366,223

Protest Deadline Date: 5/24/2024

Site Number: 06830978

Site Name: EDEN ADDITION-10-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,723

Percent Complete: 100%

Land Sqft^{*}: 9,890

Land Acres^{*}: 0.2270

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:

NAVE WILLIAM E
NAVE PATRICIA

Primary Owner Address:

8509 MATT DR
NORTH RICHLAND HILLS, TX 76182-3650

Deed Date: 9/10/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210228790](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
STROCK DEBRA EILEEN	6/16/2006	D206193423	0000000	0000000
KIRCHEM CHRIS	3/27/1996	00123140001127	0012314	0001127
M & J CONSTRUCTION	10/24/1995	00121510000050	0012151	0000050
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	\$291,223	\$75,000	\$366,223	\$366,223
2024	\$291,223	\$75,000	\$366,223	\$333,684
2023	\$307,946	\$75,000	\$382,946	\$303,349
2022	\$259,824	\$55,000	\$314,824	\$275,772
2021	\$223,912	\$55,000	\$278,912	\$250,702
2020	\$192,193	\$55,000	\$247,193	\$227,911

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.