



**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



Google Map or type unknown

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)  
BIRDEVILLE 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<sup>+++</sup>:** 1,723

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,890

**Land Acres<sup>\*</sup>:** 0.2270

**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:**

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	<a href="#">D206193423</a>	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 <sup>+</sup>
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.