



Address: [8313 THORNBIRD DR](#)
City: NORTH RICHLAND HILLS
Georeference: 42003-5-12
Subdivision: THORNBRIDGE ADDITION
Neighborhood Code: 3K330E

Latitude: 32.8964776418
Longitude: -97.1912778163
TAD Map: 2090-444
MAPSCO: TAR-038H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: THORNBRIDGE ADDITION
Block 5 Lot 12

Jurisdictions:
CITY OF N RICHLAND HILLS (018)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A
Year Built: 1997
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$797,993
Protest Deadline Date: 5/24/2024

Site Number: 07025157
Site Name: THORNBRIDGE ADDITION-5-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,712
Percent Complete: 100%
Land Sqft^{*}: 15,592
Land Acres^{*}: 0.3579
Pool: N

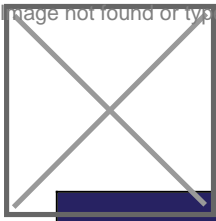
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
RODGERS JOHN D
RODGERS CAROL B
Primary Owner Address:
8313 THORNBIRD DR
FORT WORTH, TX 76182-8635

Deed Date: 8/10/2000
Deed Volume: 0014479
Deed Page: 0000375
Instrument: 00144790000375



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAWRENCE ROGER;LAWRENCE TAMMERY	11/9/1998	00135100000305	0013510	0000305
SANDLIN HOMES INC	10/21/1997	00129600000268	0012960	0000268
SANDLIN & BARFIELD JV	1/1/1997	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	\$645,885	\$152,108	\$797,993	\$764,139
2024	\$645,885	\$152,108	\$797,993	\$694,672
2023	\$589,218	\$152,108	\$741,326	\$631,520
2022	\$465,424	\$152,108	\$617,532	\$574,109
2021	\$421,917	\$100,000	\$521,917	\$521,917
2020	\$380,000	\$100,000	\$480,000	\$480,000

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.