



Address: [8949 STRATFORD DR](#)
City: NORTH RICHLAND HILLS
Georeference: 42003M-2-13
Subdivision: THORNBRIDGE SOUTH ADDITION
Neighborhood Code: 3K330E

Latitude: 32.894641888
Longitude: -97.1913168026
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 SOUTH
ADDITION Block 2 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: 2000

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$718,088

Protest Deadline Date: 5/24/2024

Site Number: 07388195

Site Name: THORNBRIDGE SOUTH ADDITION-2-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,040

Percent Complete: 100%

Land Sqft^{*}: 14,151

Land Acres^{*}: 0.3248

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

LOONEY TINA L

Primary Owner Address:

8949 STRATFORD DR
N RICHLND HLS, TX 76182-8671

Deed Date: 8/20/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204264667](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEDERAL HOME LOAN MTG CORP	12/2/2003	D203447920	0000000	0000000
VAUGHN JAYE;VAUGHN RITCHIE	4/9/2001	00148200000358	0014820	0000358
JEANS COURTNEY J;JEANS WANDA	12/28/2000	00146720000203	0014672	0000203
PROCTOR-KALBFLEISCH JV	6/27/2000	00144110000177	0014411	0000177
LONG MARY E;LONG OWEN D	10/20/1999	00141040000031	0014104	0000031
B H & L JV OF HURST	1/1/1999	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	\$580,006	\$138,082	\$718,088	\$718,088
2024	\$580,006	\$138,082	\$718,088	\$679,073
2023	\$532,047	\$138,082	\$670,129	\$617,339
2022	\$450,987	\$138,082	\$589,069	\$561,217
2021	\$418,980	\$100,000	\$518,980	\$510,197
2020	\$363,815	\$100,000	\$463,815	\$463,815

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.