



Address: [8204 KENTWOOD DR](#)
City: NORTH RICHLAND HILLS
Georeference: 42003M-5-3
Subdivision: THORNBRIDGE SOUTH ADDITION
Neighborhood Code: 3K330E

Latitude: 32.893665037
Longitude: -97.1928999181
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 5 Lot 3

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: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$838,576

Protest Deadline Date: 5/24/2024

Site Number: 07388624

Site Name: THORNBRIDGE SOUTH ADDITION-5-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,960

Percent Complete: 100%

Land Sqft^{*}: 11,250

Land Acres^{*}: 0.2582

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:

SETTLEMIER C N
SETTLEMIER MARY P

Primary Owner Address:

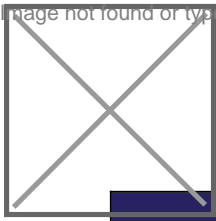
8204 KENTWOOD DR
N RICHLND HLS, TX 76182-8667

Deed Date: 6/9/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205173297](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERRY ERNEST;PERRY PATRICIA B	11/7/2001	00152930000123	0015293	0000123
ESTATE CUSTOM HOMES INC	3/23/2001	00147990000072	0014799	0000072
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	\$728,798	\$109,778	\$838,576	\$739,371
2024	\$728,798	\$109,778	\$838,576	\$672,155
2023	\$667,394	\$109,778	\$777,172	\$611,050
2022	\$566,435	\$109,778	\$676,213	\$555,500
2021	\$405,000	\$100,000	\$505,000	\$505,000
2020	\$405,000	\$100,000	\$505,000	\$505,000

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.