

Tarrant Appraisal District

Property Information | PDF

**Account Number: 07773447** 

Address: 8305 EUCLID AVE
City: NORTH RICHLAND HILLS
Georeference: 30177C-O-23

Subdivision: N RICHLAND HILLS TOWN CENTER

Neighborhood Code: 3M130M

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

Latitude: 32.8554204056 Longitude: -97.205292331 TAD Map: 2090-432 MAPSCO: TAR-052C



## PROPERTY DATA

Legal Description: N RICHLAND HILLS TOWN

CENTER Block O Lot 23

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: 2002

Personal Property Account: N/A

Agent: OWNWELL INC (12140) Notice Sent Date: 4/15/2025 Notice Value: \$708,307

Protest Deadline Date: 5/24/2024

**Site Number: 07773447** 

Site Name: N RICHLAND HILLS TOWN CENTER-O-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,329
Percent Complete: 100%

Land Sqft\*: 9,049 Land Acres\*: 0.2077

Pool: Y

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

LAMBERT DON DOAK LAMBERT WENDY

**Primary Owner Address:** 

8305 EUCLID AVE

NORTH RICHLAND HILLS, TX 76180

**Deed Date: 6/28/2024** 

Deed Volume: Deed Page:

**Instrument: D224113969** 

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOUTCHENS REVOCABLE TRUST	5/26/2021	D221160637		
HOUTCHENS JOHN JR;HOUTCHENS MARY	11/26/2002	00161800000114	0016180	0000114
WEEKLEY HOMES LP	5/6/2002	00156790000275	0015679	0000275
ARCADIA LAND PARTNERS 16 LTD	1/2/2001	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	\$620,035	\$88,272	\$708,307	\$708,307
2024	\$620,035	\$88,272	\$708,307	\$526,350
2023	\$537,734	\$88,272	\$626,006	\$478,500
2022	\$346,728	\$88,272	\$435,000	\$435,000
2021	\$352,500	\$82,500	\$435,000	\$435,000
2020	\$316,004	\$82,500	\$398,504	\$398,504

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

There are no exemptions for this property

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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.