



**Address:** [9008 CEDAR BLUFFS DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 47579-2-4  
**Subdivision:** WOODLAND ESTATES  
**Neighborhood Code:** 3M0402

**Latitude:** 32.8680818627  
**Longitude:** -97.1906519772  
**TAD Map:** 2090-436  
**MAPSCO:** TAR-038V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WOODLAND ESTATES Block 2  
Lot 4

**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:** 2011

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$639,245

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40108368

**Site Name:** WOODLAND ESTATES-2-4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,605

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,454

**Land Acres<sup>\*</sup>:** 0.2399

**Pool:** Y

<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:**

SPINARSKI JENNIFER J  
SPINARSKI RAPHAEL P

**Primary Owner Address:**

9008 CEDAR BLUFFS DR  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 9/14/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218205950](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOYER DONNA;MOYER TOM	11/2/2010	<a href="#">D210301171</a>	0000000	0000000
DUSTIN AUSTIN ENTERPRISES	9/30/2010	<a href="#">D210247193</a>	0000000	0000000
PROSPERITY BANK	7/6/2010	<a href="#">D210163588</a>	0000000	0000000
SCC HOMES LTD	6/12/2007	<a href="#">D207213560</a>	0000000	0000000
NRH WOODLAND ESTATES LP	4/2/2005	<a href="#">D205104338</a>	0000000	0000000
LAS BRISAS TOWNHOMES LTD PRTN	1/1/2002	000000000000000	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	\$537,245	\$102,000	\$639,245	\$639,245
2024	\$537,245	\$102,000	\$639,245	\$605,909
2023	\$477,134	\$102,000	\$579,134	\$550,826
2022	\$406,464	\$102,000	\$508,464	\$500,751
2021	\$345,228	\$110,000	\$455,228	\$455,228
2020	\$346,687	\$110,000	\$456,687	\$456,687

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)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.