



Address: [9013 CEDAR BREAKS DR](#)
City: NORTH RICHLAND HILLS
Georeference: 47579-2-13
Subdivision: WOODLAND ESTATES
Neighborhood Code: 3M0402

Latitude: 32.8676985326
Longitude: -97.1903926685
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 13

Jurisdictions:
CITY OF N RICHLAND HILLS (018)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDEVILLE ISD (902)

State Code: A
Year Built: 2008
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$798,000
Protest Deadline Date: 5/24/2024

Site Number: 40108457
Site Name: WOODLAND ESTATES-2-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,309
Percent Complete: 100%
Land Sqft^{*}: 10,454
Land Acres^{*}: 0.2399
Pool: Y

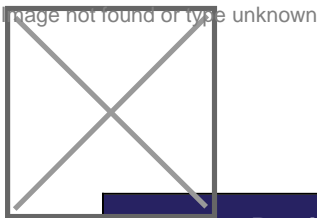
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
JAIME JAVIER O
JAIME DEANIE
Primary Owner Address:
9013 CEDAR BREAKS DR
NORTH RICHLAND HILLS, TX 76182-4382

Deed Date: 1/12/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212011691](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|-----------|----------------------------|-------------|-----------|
| BOKF NA | 3/1/2011 | D211051543 | 0000000 | 0000000 |
| SCC HOMES LTD | 7/13/2007 | D207270777 | 0000000 | 0000000 |
| NRH WOODLAND ESTATES LP | 4/2/2005 | D205104338 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$636,000 | \$102,000 | \$738,000 | \$738,000 |
| 2024 | \$696,000 | \$102,000 | \$798,000 | \$790,697 |
| 2023 | \$699,963 | \$102,000 | \$801,963 | \$718,815 |
| 2022 | \$598,619 | \$102,000 | \$700,619 | \$653,468 |
| 2021 | \$484,062 | \$110,000 | \$594,062 | \$594,062 |
| 2020 | \$484,062 | \$110,000 | \$594,062 | \$594,062 |

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.