



Tarrant Appraisal District Property Information | PDF Account Number: 40238040

Address: 8225 SOUTHRIDGE CT

City: NORTH RICHLAND HILLS Georeference: 14133E-13-18 Subdivision: FOREST GLENN EAST ADDITION Neighborhood Code: 3K330H Latitude: 32.896763936 Longitude: -97.2032803689 TAD Map: 2090-444 MAPSCO: TAR-038G



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

PROPERTY DATA

Legal Description: FOREST GLENN EAST ADDITION Block 13 Lot 18 SCHOOL BOUNDARY SPLIT Jurisdictions: CITY OF N RICHLAND HILLS (018) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) KELLER ISD (907) State Code: A Year Built: 2004 Personal Property Account: N/A Agent: THE RAY TAX GROUP LLC (01008) Notice Sent Date: 4/15/2025 Notice Value: \$731,599

Site Number: 40238040 Site Name: FOREST GLENN EAST ADDITION-13-18-90 Site Class: A1 - Residential - Single Family Parcels: 2 Approximate Size⁺⁺⁺: 3,587 Percent Complete: 100% Land Sqft^{*}: 16,012 Land Acres^{*}: 0.3675 Pool: Y

+++ Rounded.

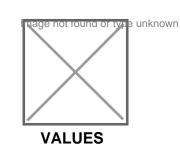
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Protest Deadline Date: 5/24/2024

Brovious Owners	Data	Instrument	Dood Volumo	Dood Doo		
PO BOX 821822 NORTH RICHLAND HILLS, TX 76182-1822		Instrument: <u>D204285760</u>				
Current Owner: TURNER LARRY B Primary Owner Address:		Deed Volume: 0000000 Deed Page: 0000000				
						Deed Date: 9/7/2004

Previous Owners	Date	Instrument	Deed volume	Deed Pa
B H & L JOINT VENTURE	1/1/2003	000000000000000000000000000000000000000	000000	0000000
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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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$485,367	\$135,390	\$620,757	\$620,757
2024	\$596,209	\$135,920	\$732,129	\$594,025
2023	\$574,885	\$135,920	\$710,805	\$540,023
2022	\$489,240	\$135,920	\$625,160	\$490,930
2021	\$368,000	\$78,300	\$446,300	\$446,300
2020	\$368,000	\$78,300	\$446,300	\$446,300

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.