



**Address:** [8012 RUSHING SPRING DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 14133K-4-23  
**Subdivision:** FOREST GLENN WEST PHASE II  
**Neighborhood Code:** 3M030J

**Latitude:** 32.896445728  
**Longitude:** -97.208253911  
**TAD Map:** 2084-444  
**MAPSCO:** TAR-038F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FOREST GLENN WEST PHASE  
II Block 4 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:** 2006  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$871,584  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40922324  
**Site Name:** FOREST GLENN WEST PHASE II-4-23  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,541  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,299  
**Land Acres<sup>\*</sup>:** 0.2364  
**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:**  
KJ FRAZIER REAL ESTATE LLC  
**Primary Owner Address:**  
1701 BALBOA PL  
CELINA, TX 75009

**Deed Date:** 4/29/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225082290](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEB HOMES LLC	4/28/2025	<a href="#">D225076534</a>		
SIMMONS MICHAEL;SIMMONS SHAUNA	8/16/2006	<a href="#">D206263876</a>	0000000	0000000
J & J NRH 100 FLP	1/1/2005	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	\$771,114	\$100,470	\$871,584	\$871,584
2024	\$771,114	\$100,470	\$871,584	\$824,110
2023	\$676,530	\$100,470	\$777,000	\$749,191
2022	\$594,972	\$100,470	\$695,442	\$681,083
2021	\$519,166	\$100,000	\$619,166	\$619,166
2020	\$504,517	\$100,000	\$604,517	\$604,517

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.