



Address: [8020 RUSHING SPRING DR](#)
City: NORTH RICHLAND HILLS
Georeference: 14133K-4-25
Subdivision: FOREST GLENN WEST PHASE II
Neighborhood Code: 3M030J

Latitude: 32.8968888844
Longitude: -97.2082938221
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 25

Jurisdictions:

CITY OF N RICHLAND HILLS (018)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$677,386

Protest Deadline Date: 5/24/2024

Site Number: 40922340

Site Name: FOREST GLENN WEST PHASE II-4-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,350

Percent Complete: 100%

Land Sqft^{*}: 9,478

Land Acres^{*}: 0.2175

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:

GIRA AND FRIOU REVOCABLE TRUST

Primary Owner Address:

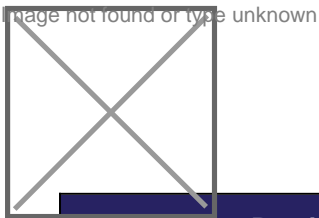
8020 RUSHING SPRING DR
NORTH RICHLAND HILLS, TX 76180

Deed Date: 8/19/2024

Deed Volume:

Deed Page:

Instrument: [D224147243](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GIRA ROBERT P JR;HERMAN-FRIOU EILEEN	7/25/2022	D222188220		
BYRAM CHRIST;BYRAM CHRISTOPHER	7/26/2006	D206239779	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 ⁺
2025	\$532,520	\$92,480	\$625,000	\$625,000
2024	\$584,906	\$92,480	\$677,386	\$677,386
2023	\$593,843	\$92,480	\$686,323	\$686,323
2022	\$449,069	\$92,480	\$541,549	\$541,549
2021	\$412,844	\$100,000	\$512,844	\$512,844
2020	\$380,529	\$100,000	\$480,529	\$480,529

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.