



Address: [8016 SEVILLE DR](#)
City: NORTH RICHLAND HILLS
Georeference: 14133K-9-5
Subdivision: FOREST GLENN WEST PHASE II
Neighborhood Code: 3M030J

Latitude: 32.8968612867
Longitude: -97.210155629
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 9 Lot 5

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: OOWNWELL INC (12140)
Notice Sent Date: 5/1/2025
Notice Value: \$668,899
Protest Deadline Date: 5/24/2024

Site Number: 40922715
Site Name: FOREST GLENN WEST PHASE II-9-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,205
Percent Complete: 100%
Land Sqft^{*}: 9,600
Land Acres^{*}: 0.2203
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:
CARRUTH MICHAEL
CARRUTH SAMANTHA
Primary Owner Address:
8016 SEVILLE DR
NORTH RICHLAND HILLS, TX 76182-8771

Deed Date: 8/5/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214081512](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMART BUY HOMES CORP	5/26/2011	D211135374	0000000	0000000
DELEY CHRIS;DELEY HOPE	10/1/2008	D209003163	0000000	0000000
SMITH MARVIN D	12/5/2006	D206386754	0000000	0000000
DALTON CAPITAL CORP	2/21/2006	D205381042	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	\$575,229	\$93,670	\$668,899	\$668,899
2024	\$575,229	\$93,670	\$668,899	\$651,331
2023	\$583,864	\$93,670	\$677,534	\$592,119
2022	\$444,620	\$93,670	\$538,290	\$538,290
2021	\$406,700	\$100,000	\$506,700	\$506,700
2020	\$378,984	\$100,000	\$478,984	\$478,984

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.