



**Address:** [8012 DERBY RUN DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 14133K-10-4  
**Subdivision:** FOREST GLENN WEST PHASE II  
**Neighborhood Code:** 3M030J

**Latitude:** 32.8966395683  
**Longitude:** -97.2092132195  
**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 10 Lot 4 SCHOOL BOUNDARY SPLIT  
**Jurisdictions:**  
CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)  
**Site Number:** 40922898  
**Site Name:** FOREST GLENN WEST PHASE II 10 4 SCHOOL BOUNDARY SPLIT  
**Site Class:** A1 - Residential - Single Family  
**Parcel:** 2  
**Approximate Size<sup>+++</sup>:** 4,207  
**State Code:** A  
**Percent Complete:** 100%  
**Year Built:** 2006  
**Land Sqft<sup>\*</sup>:** 9,600  
**Personal Property Account:** N/A  
**Land Acres<sup>\*</sup>:** 0.2203  
**Agent:** TEXAS TAX PROTEST (05909)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$348,748  
**Protest Deadline Date:** 5/24/2024

<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:**  
SANCHEZ FERNANDO  
SANCHEZ BLANCA  
**Primary Owner Address:**  
8012 DERBY RUN DR  
NORTH RICHLAND HILLS, TX 76182-8779  
**Deed Date:** 11/9/2007  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D207404230](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOLDEN RULE LLC	3/21/2006	<a href="#">D206085252</a>	0000000	0000000
MADDUX JAMES R;MADDUX R FIGUEROA	1/12/2006	<a href="#">D206016100</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	\$301,934	\$46,814	\$348,748	\$348,748
2024	\$273,186	\$46,814	\$320,000	\$320,000
2023	\$294,186	\$46,814	\$341,000	\$291,500
2022	\$218,186	\$46,814	\$265,000	\$265,000
2021	\$202,293	\$50,000	\$252,293	\$252,293
2020	\$202,304	\$50,000	\$252,304	\$252,304

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.