



**Address:** [8104 CANYON OAK DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 14133K-13-2  
**Subdivision:** FOREST GLENN WEST PHASE II  
**Neighborhood Code:** 3M030J

**Latitude:** 32.8972827372  
**Longitude:** -97.2120991965  
**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 13 Lot 2

**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:** 2013

**Personal Property Account:** N/A

**Agent:** DOMUTAX LLC (13011)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$700,568

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40923169

**Site Name:** FOREST GLENN WEST PHASE II-13-2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,296

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,000

**Land Acres<sup>\*</sup>:** 0.2295

**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:**

SIMMONS RONNY  
SIMMONS JESSICA

**Primary Owner Address:**

8104 CANYON OAK DR  
NORTH RICHLAND HILLS, TX 76182-8765

**Deed Date:** 9/14/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212232342](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MACDONALD KENNETH;MACDONALD RITA	7/27/2007	<a href="#">D207282923</a>	0000000	0000000
SILVEROAK LAND COMPANY LP	5/15/2006	<a href="#">D206151334</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	\$602,988	\$97,580	\$700,568	\$700,568
2024	\$602,988	\$97,580	\$700,568	\$671,332
2023	\$612,033	\$97,580	\$709,613	\$610,302
2022	\$464,893	\$97,580	\$562,473	\$554,820
2021	\$408,024	\$100,000	\$508,024	\$486,200
2020	\$342,000	\$100,000	\$442,000	\$442,000

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.