



**Address:** [8116 BISCAYNE CT](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 42003H-5-31  
**Subdivision:** THORNBRIDGE EAST ADDITION  
**Neighborhood Code:** 3K330F

**Latitude:** 32.8958552226  
**Longitude:** -97.1873819799  
**TAD Map:** 2096-444  
**MAPSCO:** TAR-039E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** THORNBRIDGE EAST  
ADDITION Block 5 Lot 31

**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:** 2013

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$625,742

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

**Site Number:** 41025520

**Site Name:** THORNBRIDGE EAST ADDITION-5-31

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,760

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,657

**Land Acres<sup>\*</sup>:** 0.2216

**Pool:** N

<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:**

KING KATHLEEN ANN

**Primary Owner Address:**

8116 BISCAYNE CT  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 9/27/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222260803](#)

| Previous Owners               | Date      | Instrument                 | Deed Volume | Deed Page |
|-------------------------------|-----------|----------------------------|-------------|-----------|
| KING JOHN B;KING KATHLEEN K   | 7/17/2013 | <a href="#">D213187029</a> | 0000000     | 0000000   |
| DUSTIN AUSTIN ENTERPRISES INC | 7/16/2013 | <a href="#">D213187028</a> | 0000000     | 0000000   |
| J & J NRH 100 FLP             | 1/1/2006  | 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 | \$531,520          | \$94,222    | \$625,742    | \$378,895                    |
| 2024 | \$531,520          | \$94,222    | \$625,742    | \$344,450                    |
| 2023 | \$543,119          | \$94,222    | \$637,341    | \$313,136                    |
| 2022 | \$455,346          | \$94,222    | \$549,568    | \$284,669                    |
| 2021 | \$370,455          | \$100,000   | \$470,455    | \$258,790                    |
| 2020 | \$372,127          | \$100,000   | \$472,127    | \$235,264                    |

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.