



**Address:** [8117 BELAIRE CT](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 42003H-5-36  
**Subdivision:** THORNBRIDGE EAST ADDITION  
**Neighborhood Code:** 3K330F

**Latitude:** 32.8958568108  
**Longitude:** -97.1871038214  
**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 36 SCHOOL BOUNDARY  
SPLIT

**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:** 2008

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$664,329

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

**Site Number:** 41025571

**Site Name:** THORNBRIDGE EAST ADDITION-5-36-90

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

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 4,448

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,675

**Land Acres<sup>\*</sup>:** 0.2221

**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:**

DELUCA BEAU F

DELUCA PHYLLIS K

**Primary Owner Address:**

8117 BELAIRE CT  
NORTH RICHLAND HILLS, TX 76182-7606

**Deed Date:** 1/20/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211021157](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WADE JAMES E;WADE SHARON K	5/20/2009	<a href="#">D209143175</a>	0000000	0000000
GARDNER VINTAGE CUST HOMES LP	9/14/2007	<a href="#">D207353449</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	\$596,367	\$67,962	\$664,329	\$664,329
2024	\$596,367	\$67,962	\$664,329	\$639,300
2023	\$542,832	\$67,962	\$610,794	\$581,182
2022	\$460,385	\$67,962	\$528,347	\$528,347
2021	\$412,483	\$72,000	\$484,483	\$484,483
2020	\$414,387	\$72,000	\$486,387	\$486,387

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.