



Address: [8116 BELAIRE CT](#)
City: NORTH RICHLAND HILLS
Georeference: 42003H-5-39
Subdivision: THORNBRIDGE EAST ADDITION
Neighborhood Code: 3K330F

Latitude: 32.895886436
Longitude: -97.1863195662
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 39

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: 2015
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 41025628
Site Name: THORNBRIDGE EAST ADDITION-5-39
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,283
Percent Complete: 100%
Land Sqft^{*}: 14,555
Land Acres^{*}: 0.3341
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:
WATKINS DAVID AND MELANIE REVOCABLE TRUST
Primary Owner Address:
8116 BELAIRE CT
NORTH RICHLAND HILLS, TX 76182

Deed Date: 12/30/2019
Deed Volume:
Deed Page:
Instrument: [D220001644](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WATKINS DAVID K;WATKINS MELANIE S	4/15/2015	D215079790		
OCH CUSTOM LLC	4/14/2015	D215079117		
J & J NRH 100 FLP	1/1/2006	0000000000000000	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	\$574,976	\$141,992	\$716,968	\$716,968
2024	\$574,976	\$141,992	\$716,968	\$716,968
2023	\$654,746	\$141,992	\$796,738	\$658,986
2022	\$544,920	\$141,992	\$686,912	\$599,078
2021	\$444,616	\$100,000	\$544,616	\$544,616
2020	\$444,615	\$100,000	\$544,615	\$544,615

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.