

Tarrant Appraisal District

Property Information | PDF

Account Number: 41025628

Address: 8116 BELAIRE CT
City: NORTH RICHLAND HILLS
Georeference: 42003H-5-39

Subdivision: THORNBRIDGE EAST ADDITION

Neighborhood Code: 3K330F

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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

Latitude: 32.895886436

Parcels: 1

Approximate Size+++: 3,283
Percent Complete: 100%

Land Sqft*: 14,555 Land Acres*: 0.3341

Pool: Y

+++ Rounded.

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

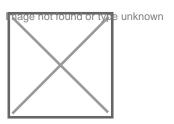
Deed Volume: Deed Page:

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	00000000000000	0000000	0000000

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.