



**Address:** [8428 LA FONTAINE DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 23043A-1-8  
**Subdivision:** LA FONTAINE  
**Neighborhood Code:** 3M040P

**Latitude:** 32.8887108265  
**Longitude:** -97.2018425692  
**TAD Map:** 2090-444  
**MAPSCO:** TAR-038L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LA FONTAINE Block 1 Lot 8  
**Jurisdictions:**  
CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDEVILLE ISD (902)  
**State Code:** A  
**Year Built:** 2007  
**Personal Property Account:** N/A  
**Agent:** GOODRICH REALTY CONSULTING (00974)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$513,029  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41131118  
**Site Name:** LA FONTAINE-1-8  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,926  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,100  
**Land Acres<sup>\*</sup>:** 0.1170  
**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:**  
LEDUC PARVIN  
**Primary Owner Address:**  
8428 LA FONTAINE DR  
NORTH RICHLAND HILLS, TX 76182-7457

**Deed Date:** 8/18/2008  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D208329162](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRINITY DISTINCTIVE HOMES LLC	6/18/2007	<a href="#">D207224225</a>	0000000	0000000
NORTH FOUR DEV PARTNERS LP	1/1/2006	0000000000000000	0000000	0000000



## VALUES

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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	\$463,261	\$49,768	\$513,029	\$505,248
2024	\$463,261	\$49,768	\$513,029	\$459,316
2023	\$412,865	\$49,768	\$462,633	\$417,560
2022	\$329,832	\$49,768	\$379,600	\$379,600
2021	\$295,164	\$60,000	\$355,164	\$355,164
2020	\$295,170	\$60,000	\$355,170	\$355,170

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

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- 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.