



Address: [8445 LA FONTAINE DR](#)
City: NORTH RICHLAND HILLS
Georeference: 23043A-1-13
Subdivision: LA FONTAINE
Neighborhood Code: 3M040P

Latitude: 32.8890508538
Longitude: -97.2012635867
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 13

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: 2011

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 41131169

Site Name: LA FONTAINE-1-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,438

Percent Complete: 100%

Land Sqft^{*}: 5,610

Land Acres^{*}: 0.1287

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

GRETHEN CHAD

GRETHEN MARICARMEN

Primary Owner Address:

8445 LA FONTAINE DR
NORTH RICHLAND HILLS, TX 76182

Deed Date: 1/13/2023

Deed Volume:

Deed Page:

Instrument: [D223017089](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YEGANEHJOO AMIR R;YEGANEHJOO MARYAM	8/4/2011	D211187560	0000000	0000000
NOWICK RAY INC	4/7/2011	D211089891	0000000	0000000
TRINITY DISTINCTIVE HOMES LLC	9/19/2007	D207338022	0000000	0000000
NORTH FOUR DEV PARTNERS LP	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 ⁺
2025	\$445,260	\$54,740	\$500,000	\$500,000
2024	\$445,260	\$54,740	\$500,000	\$500,000
2023	\$327,541	\$54,740	\$382,281	\$382,281
2022	\$319,030	\$54,740	\$373,770	\$365,432
2021	\$272,211	\$60,000	\$332,211	\$332,211
2020	\$272,211	\$60,000	\$332,211	\$332,211

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.