



Address: [8425 LA FONTAINE DR](#)
City: NORTH RICHLAND HILLS
Georeference: 23043A-1-18
Subdivision: LA FONTAINE
Neighborhood Code: 3M040P

Latitude: 32.8893272732
Longitude: -97.2019727782
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 18

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: LAW OFFICE OF TIFFANY HAMIL (05943)

Notice Sent Date: 4/15/2025

Notice Value: \$511,267

Protest Deadline Date: 5/24/2024

Site Number: 41131215

Site Name: LA FONTAINE-1-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,438

Percent Complete: 100%

Land Sqft^{*}: 5,544

Land Acres^{*}: 0.1272

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:

CATABRAN MARIA

Primary Owner Address:

8425 LA FONTAINE DR
NORTH RICHLAND HILLS, TX 76182-7458

Deed Date: 2/24/2012

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D212045623](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAY NOWICKI INC	11/17/2011	D211280821	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	\$457,165	\$54,102	\$511,267	\$494,503
2024	\$457,165	\$54,102	\$511,267	\$449,548
2023	\$382,723	\$54,102	\$436,825	\$408,680
2022	\$319,030	\$54,102	\$373,132	\$371,527
2021	\$277,752	\$60,000	\$337,752	\$337,752
2020	\$279,018	\$60,000	\$339,018	\$339,018

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.