

+++ Rounded.

Current Owner: MORT LYUBOV V **Primary Owner Address:** 8413 LA FONTAINE DR

NORTH RICHLAND HILLS, TX 76182-7458

OWNER INFORMATION

BIRDVILLE ISD (902) State Code: A Year Built: 2011 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$518,486

Site Number: 41131258 Site Name: LA FONTAINE-1-21 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,486 Percent Complete: 100% Land Sqft*: 5,417 Land Acres*: 0.1243 Pool: N

Address: 8413 LA FONTAINE DR City: NORTH RICHLAND HILLS Georeference: 23043A-1-21 Subdivision: LA FONTAINE Neighborhood Code: 3M040P

GoogletMapd or type unknown

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

ype unknown

ge not round or

LOCATION

PROPERTY DATA

Legal Description: LA FONTAINE Block 1 Lot 21 Jurisdictions: CITY OF N RICHLAND HILLS (018) **TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)**

Protest Deadline Date: 5/24/2024

Tarrant Appraisal District Property Information | PDF Account Number: 41131258

Latitude: 32.8890789972 Longitude: -97.2023372488 **TAD Map:** 2090-444 MAPSCO: TAR-038L



Deed Date: 2/3/2012 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D212031321

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

Tarrant Appraisal District Property Information | PDF



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAY NOWICKI INC	7/18/2011	D211173364	000000	0000000
TRINITY DISTINCTIVE HOMES LLC	9/19/2007	D207338022	000000	0000000
NORTH FOUR DEV PARTNERS LP	1/1/2006	000000000000000000000000000000000000000	000000	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	\$465,616	\$52,870	\$518,486	\$502,304
2024	\$465,616	\$52,870	\$518,486	\$456,640
2023	\$389,877	\$52,870	\$442,747	\$415,127
2022	\$325,077	\$52,870	\$377,947	\$377,388
2021	\$283,080	\$60,000	\$343,080	\$343,080
2020	\$284,370	\$60,000	\$344,370	\$344,370

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.