



**Address:** [8313 MAIN ST](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 3486-2-4  
**Subdivision:** BRIAR POINTE VILLAS  
**Neighborhood Code:** A3B010B

**Latitude:** 32.8673471126  
**Longitude:** -97.2053182056  
**TAD Map:** 2090-436  
**MAPSCO:** TAR-038U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BRIAR POINTE VILLAS Block 2  
Lot 4 PLAT D214100418

**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:** 2017

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 141715489

**Site Name:** BRIAR POINTE VILLAS Block 2 Lot 4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,011

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,583

**Land Acres<sup>\*</sup>:** 0.0823

**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:**

GOMEZ MANUEL JR

VELARDE MARIANA GONZALEZ

**Primary Owner Address:**

8313 MAIN ST

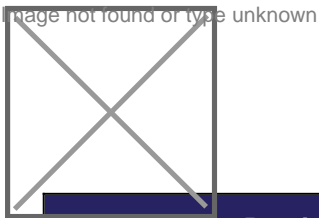
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 12/4/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220320496](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FOTOVATI SHAHRYAR;KHORRAM MORVARID	12/11/2017	<a href="#">D217285388</a>		
A R A F INC	9/10/2015	<a href="#">D215210740</a>		
HAMILTON CONSULTING LLC	1/1/2014	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 <sup>+</sup>
2025	\$269,919	\$85,000	\$354,919	\$354,919
2024	\$269,919	\$85,000	\$354,919	\$354,919
2023	\$331,611	\$70,000	\$401,611	\$365,085
2022	\$276,895	\$55,000	\$331,895	\$331,895
2021	\$255,450	\$55,000	\$310,450	\$310,450
2020	\$256,093	\$55,000	\$311,093	\$311,093

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.