

Tarrant Appraisal District

Property Information | PDF

Account Number: 42008806

Address: 8361 SADDLEBROOK DR
City: NORTH RICHLAND HILLS
Georeference: 36985H-1-3R

Subdivision: SADDLEBROOK ESTATES

Neighborhood Code: 3K330J

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

PROPERTY DATA

Legal Description: SADDLEBROOK ESTATES

Block 1 Lot 3R PLAT D214197734

Jurisdictions:

CITY OF N RICHLAND HILLS (018)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

KELLER ISD (907)

State Code: A

Year Built: 2015

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 800001338

Site Name: SADDLEBROOK ESTATES Block 1 Lot 3R

Site Class: A1 - Residential - Single Family

Latitude: 32.9030482487

TAD Map: 2090-448 **MAPSCO:** TAR-038C

Longitude: -97.1988414713

Parcels: 1

Approximate Size+++: 3,782
Percent Complete: 100%

Land Sqft*: 12,306

Land Acres*: 0.2825

Pool: Y

+++ Rounded.

OWNER INFORMATION

Current Owner:

CHRISTENSEN TIMOTHY
CHRISTENSEN MONICA
Deed Date: 1/27/2023
Deed Volume:

Primary Owner Address:

8361 SADDLEBROOK DR

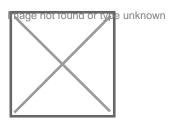
Deed Page:

NORTH RICHLAND HILLS, TX 76182 Instrument: D223014799

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUBAL FRANK;RUBAL JODIE	3/3/2016	D216046978		
OUR COUNTRY HOMES INC	10/3/2014	D214225630		

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



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	\$749,431	\$120,062	\$869,493	\$869,493
2024	\$749,431	\$120,062	\$869,493	\$869,493
2023	\$700,154	\$120,062	\$820,216	\$695,750
2022	\$568,638	\$120,062	\$688,700	\$632,500
2021	\$465,000	\$110,000	\$575,000	\$575,000
2020	\$465,000	\$110,000	\$575,000	\$575,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 70 to 99 PCT 11.22

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.