



**Latitude:**  
**Longitude:**  
**TAD Map:** 2090-440  
**MAPSCO:**

**City:** NORTH RICHLAND HILLS  
**Georeference:** 37163-3-2  
**Subdivision:** ST JOSEPH ESTATES  
**Neighborhood Code:** 3M0407

**PROPERTY DATA**

**Legal Description:** ST JOSEPH ESTATES Block 3  
Lot 2

**Jurisdictions:**  
CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDVILLE ISD (902)

**State Code:** A  
**Year Built:** 2024  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$779,002  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 800095661  
**Site Name:** ST JOSEPH ESTATES Block 3 Lot 2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,723  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,765  
**Land Acres<sup>\*</sup>:** 0.1553  
**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:**  
COCHRAN JOHN  
**Primary Owner Address:**  
8405 HIDDEN CREEK TRL  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 9/26/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224172532](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GHHB TALON HILL LLC	8/1/2024	<a href="#">D224130098</a>		

**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	\$709,117	\$69,885	\$779,002	\$779,002
0	\$0	\$0	\$0	\$0

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

There are no exemptions for this property

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.