



LOCATION

Address: [8340 THORNHILL DR](#)
City: NORTH RICHLAND HILLS
Georeference: 42003-3-7
Subdivision: THORNBRIDGE ADDITION
Neighborhood Code: 3K330E

Latitude: 32.8980210243
Longitude: -97.1948406526
TAD Map: 2090-448
MAPSCO: TAR-038D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: THORNBRIDGE ADDITION
Block 3 Lot 7

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: 1990

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06453813

Site Name: THORNBRIDGE ADDITION-3-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,624

Percent Complete: 100%

Land Sqft^{*}: 15,566

Land Acres^{*}: 0.3573

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:

FREDRICK REVOCABLE LIVING TRUST

Primary Owner Address:

8340 THORNHILL DR
NORTH RICHLAND HILLS, TX 76182

Deed Date: 5/31/2022

Deed Volume:

Deed Page:

Instrument: [D222165862](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FREDRICK MARGARET;FREDRICK MARK	6/18/2018	D218134638		
NAMKEN VIRGINIA RUTH	3/21/2000	00000000000000	0000000	0000000
NAMKEN ALLEN;NAMKEN VIRGINIA	3/20/2000	00142800000321	0014280	0000321
NAMKEN VIRGINIA	3/16/1999	00142800000319	0014280	0000319
NAMKEN ALLEN M;NAMKEN VIRGINIA	3/28/1997	00127160001586	0012716	0001586
SIMPSON BETTY T;SIMPSON HENRY R	4/15/1996	00123350000716	0012335	0000716
BARFIELD JOHN W	2/15/1996	00122710002121	0012271	0002121
MCFADDEN KEVIN L;MCFADDEN RHONDA	2/19/1992	00105400000389	0010540	0000389
BARFIELD JOHN W	1/6/1992	00104980000273	0010498	0000273
B & H BLDRS INC	6/4/1990	00099450001917	0009945	0001917
SANDLIN-BARFIELD JV	1/1/1990	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$389,942	\$151,852	\$541,794	\$488,477
2023	\$360,921	\$151,852	\$512,773	\$444,070
2022	\$324,573	\$151,852	\$476,425	\$403,700
2021	\$267,000	\$100,000	\$367,000	\$367,000
2020	\$267,000	\$100,000	\$367,000	\$367,000

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.