



**Address:** [8421 FRANKLIN CT](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 32040--5  
**Subdivision:** PECK, THOMAS SUBDIVISION  
**Neighborhood Code:** 3K330B

**Latitude:** 32.9064817092  
**Longitude:** -97.2050446055  
**TAD Map:** 2090-448  
**MAPSCO:** TAR-038C



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

## PROPERTY DATA

**Legal Description:** PECK, THOMAS SUBDIVISION  
Lot 5

**Jurisdictions:**

- CITY OF N RICHLAND HILLS (018)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

**State Code:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02184974

**Site Name:** PECK, THOMAS SUBDIVISION-5

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 10,000

**Land Acres<sup>\*</sup>:** 0.2295

**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:**  
8421 FRANKLIN TRUST  
**Primary Owner Address:**  
7278 GLENVIEW DR  
RICHLAND HILLS, TX 76180

**Deed Date:** 7/20/2009  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D209327355](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAGAT DAVID	9/6/2007	<a href="#">D207336574</a>	0000000	0000000
ELMORE JAMES F	10/4/1995	00121300001714	0012130	0001714
GREGORY EVELYN	6/21/1990	00099940001639	0009994	0001639
COLLINS H G	12/31/1900	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$0	\$90,000	\$90,000	\$90,000
2023	\$0	\$82,000	\$82,000	\$82,000
2022	\$0	\$79,350	\$79,350	\$79,350
2021	\$0	\$26,404	\$26,404	\$26,404
2020	\$0	\$26,404	\$26,404	\$26,404

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.