



Address: [8409 FRANKLIN CT](#)
City: NORTH RICHLAND HILLS
Georeference: 32040--8
Subdivision: PECK, THOMAS SUBDIVISION
Neighborhood Code: 3K330B

Latitude: 32.9057982807
Longitude: -97.2052709522
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 8 & A1209 TR 2B14

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: 02185008

Site Name: PECK, THOMAS SUBDIVISION-8-20

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 20,598

Land Acres^{*}: 0.4728

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:

COWAN LARRY B
COWAN KIMBERLY W

Primary Owner Address:

5904 BRANSFORD RD
COLLEYVILLE, TX 76034-3133

Deed Date: 3/24/2022

Deed Volume:

Deed Page:

Instrument: [D222079045](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRUMLOW PROPERTIES LLC	6/28/2013	D213168970	0000000	0000000
DENTON BYRON A	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$0	\$200,982	\$200,982	\$200,982
2023	\$0	\$200,982	\$200,982	\$200,982
2022	\$0	\$200,982	\$200,982	\$200,982
2021	\$0	\$54,384	\$54,384	\$54,384
2020	\$0	\$54,384	\$54,384	\$54,384

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.