



**Address:** [8400 FRANKLIN CT](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 32040--11  
**Subdivision:** PECK, THOMAS SUBDIVISION  
**Neighborhood Code:** 3K330B

**Latitude:** 32.9052935744  
**Longitude:** -97.2045404546  
**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 11

**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:** 02185024

**Site Name:** PECK, THOMAS SUBDIVISION 11

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

**Parcels:** 1

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

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 13,940

**Land Acres<sup>\*</sup>:** 0.3200

**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:**

AVELAR JUAN CARLOS

**Primary Owner Address:**

PO BOX 7522  
FORT WORTH, TX 76111-0522

**Deed Date:** 3/3/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221057443](#)

| Previous Owners | Date       | Instrument     | Deed Volume | Deed Page |
|-----------------|------------|----------------|-------------|-----------|
| BREISCH BRUCE C | 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                | \$136,000   | \$136,000    | \$136,000        |
| 2023 | \$0                | \$136,000   | \$136,000    | \$136,000        |
| 2022 | \$0                | \$136,000   | \$136,000    | \$136,000        |
| 2021 | \$0                | \$36,800    | \$36,800     | \$36,800         |
| 2020 | \$0                | \$36,800    | \$36,800     | \$36,800         |

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.