



Address: [8405 STEPHANIE DR](#)
City: NORTH RICHLAND HILLS
Georeference: 40555-1-8
Subdivision: STONYBROOKE SOUTH ADDITION
Neighborhood Code: 3M040M

Latitude: 32.8746934421
Longitude: -97.2030951708
TAD Map: 2090-436
MAPSCO: TAR-038Q



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

PROPERTY DATA

Legal Description: STONYBROOKE SOUTH ADDITION Block 1 Lot 8

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: 1988

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06128696

Site Name: STONYBROOKE SOUTH ADDITION-1-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,274

Percent Complete: 100%

Land Sqft^{*}: 9,003

Land Acres^{*}: 0.2066

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:

SIMS JOHN
SIMS MERINA D

Primary Owner Address:

8405 STEPHANIE DR
NORTH RICHLAND HILLS, TX 76182-3627

Deed Date: 12/4/1991

Deed Volume: 0009486

Deed Page: 0001478

Instrument: 00094860001478

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMS JOHN D;SIMS MERINA D	12/30/1988	00094860001478	0009486	0001478
TEXAS BUILDERS INC	8/14/1987	00090450000207	0009045	0000207
BURK COLLINS INVESTMENTS	1/1/1986	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	\$282,293	\$65,000	\$347,293	\$347,293
2023	\$326,595	\$65,000	\$391,595	\$326,625
2022	\$271,401	\$40,000	\$311,401	\$296,932
2021	\$249,271	\$40,000	\$289,271	\$269,938
2020	\$215,023	\$40,000	\$255,023	\$245,398

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.