



Address: [8440 RUTHETTE DR](#)
City: NORTH RICHLAND HILLS
Georeference: 40555-2-29R1
Subdivision: STONYBROOKE SOUTH ADDITION
Neighborhood Code: 3M040M

Latitude: 32.8731353342
Longitude: -97.2016805707
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 2 Lot 29R1

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: 1995

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06738540

Site Name: STONYBROOKE SOUTH ADDITION-2-29R1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,748

Percent Complete: 100%

Land Sqft^{*}: 5,944

Land Acres^{*}: 0.1364

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:

FRANCOIS MARGARET A

Primary Owner Address:

8440 RUTHETTE DR
N RICHLND HLS, TX 76182-3602

Deed Date: 9/28/1995

Deed Volume: 0012132

Deed Page: 0001790

Instrument: 00121320001790

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VOLKMANS INC	1/1/1994	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	\$273,432	\$61,750	\$335,182	\$332,705
2023	\$315,242	\$61,750	\$376,992	\$302,459
2022	\$261,379	\$38,000	\$299,379	\$274,963
2021	\$239,462	\$38,000	\$277,462	\$249,966
2020	\$195,756	\$38,000	\$233,756	\$227,242

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.