

Property Information | PDF

Account Number: 40256189



Address: 5609 SOUTHERN HILLS DR

City: NORTH RICHLAND HILLS **Georeference:** 21316A-1-55

Subdivision: IRON HORSE ADDITION PHASE II

Neighborhood Code: 3M110F

Latitude: 32.8494770409 Longitude: -97.2493422812 TAD Map: 2072-428

MAPSCO: TAR-051B





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

PROPERTY DATA

Legal Description: IRON HORSE ADDITION

PHASE II Block 1 Lot 55

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: 2009

Personal Property Account: N/A

Agent: None

+++ Rounded.

Protest Deadline Date: 5/15/2025

Site Number: 40256189

Site Name: IRON HORSE ADDITION PHASE II-1-55

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,068
Percent Complete: 100%

Land Sqft*: 10,451 Land Acres*: 0.2399

Pool: N

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

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DOWNING JAMES
DOWNING KIMBERLY
Primary Owner Address:
5609 SOUTHERN HILLS DR
NORTH RICHLAND HILLS, TX 76180

Deed Date: 10/11/2018

Deed Volume: Deed Page:

Instrument: D218229844

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WALLING JESSICA H;WALLING RYAN K	11/1/2013	D213284499	0000000	0000000
CEMPER ANGELA;CEMPER EUGENE	2/12/2010	D210036000	0000000	0000000
SUMEER HOMES INC	3/28/2007	D207122126	0000000	0000000
WEEKLEY HOMES LP	4/24/2006	D206127530	0000000	0000000
TWO-MARK DEVELOPMENT CORP	3/19/2003	00167440000312	0016744	0000312
REBEL PROPERTIES II LTD	1/1/2003	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$398,304	\$75,000	\$473,304	\$404,624
2023	\$450,628	\$75,000	\$525,628	\$367,840
2022	\$316,547	\$50,000	\$366,547	\$334,400
2021	\$254,000	\$50,000	\$304,000	\$304,000
2020	\$254,000	\$50,000	\$304,000	\$304,000

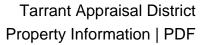
 $\label{property} \ \ \text{Pending indicates that the property record has not yet been completed for the indicated tax year.}$

EXEMPTIONS / SPECIAL APPRAISAL

• HOMESTEAD GENERAL 11.13(b)

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.



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.

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