



**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  
**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<sup>+++</sup>:** 3,068  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,451  
**Land Acres<sup>\*</sup>:** 0.2399  
**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:**

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	<a href="#">D213284499</a>	0000000	0000000
CEMPER ANGELA;CEMPER EUGENE	2/12/2010	<a href="#">D210036000</a>	0000000	0000000
SUMEER HOMES INC	3/28/2007	<a href="#">D207122126</a>	0000000	0000000
WEEKLEY HOMES LP	4/24/2006	<a href="#">D206127530</a>	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
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

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.