



**Address:** [8604 KIRK LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 25650-2-6  
**Subdivision:** MEADOWVIEW ESTATES ADDITION  
**Neighborhood Code:** 3M040N

**Latitude:** 32.8850560033  
**Longitude:** -97.1991728622  
**TAD Map:** 2090-440  
**MAPSCO:** TAR-038L



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** MEADOWVIEW ESTATES  
ADDITION Block 2 Lot 6

**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:** 1983  
**Personal Property Account:** N/A  
**Agent:** OCONNOR & ASSOCIATES (00436)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01748955  
**Site Name:** MEADOWVIEW ESTATES ADDITION-2-6  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,458  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,638  
**Land Acres<sup>\*</sup>:** 0.3130  
**Pool:** Y

<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:**  
THE CLAIRY FAMILY LIVING TRUST  
**Primary Owner Address:**  
8604 KIRK LN  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 2/3/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220275153](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLAIRY GEORGE W;CLAIRY PATRICIA	12/14/1983	00076910000262	0007691	0000262
P & S CONSTRUCTION CO	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 <sup>+</sup>
2025	\$269,971	\$75,000	\$344,971	\$344,971
2024	\$288,127	\$75,000	\$363,127	\$363,127
2023	\$341,000	\$75,000	\$416,000	\$355,377
2022	\$314,996	\$45,000	\$359,996	\$323,070
2021	\$261,697	\$45,000	\$306,697	\$293,700
2020	\$222,000	\$45,000	\$267,000	\$267,000

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)
- DISABLED VET 70 to 99 PCT 11.22

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.