



Address: [8612 TERRELL DR](#)
City: NORTH RICHLAND HILLS
Georeference: 25650-6-12
Subdivision: MEADOWVIEW ESTATES ADDITION
Neighborhood Code: 3M040N

Latitude: 32.8878661746
Longitude: -97.1981502142
TAD Map: 2090-444
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 6 Lot 12

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: 1984
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Notice Sent Date: 4/15/2025
Notice Value: \$492,672
Protest Deadline Date: 5/24/2024

Site Number: 01749765
Site Name: MEADOWVIEW ESTATES ADDITION-6-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,782
Percent Complete: 100%
Land Sqft^{*}: 10,428
Land Acres^{*}: 0.2393
Pool: Y

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
LINDBOM STEPHEN M
LINDBOM RITA
Primary Owner Address:
8612 TERRELL DR
FORT WORTH, TX 76182-7432

Deed Date: 9/21/1984
Deed Volume: 0007963
Deed Page: 0000396
Instrument: 00079630000396

Previous Owners	Date	Instrument	Deed Volume	Deed Page
P & S CONSTRUCTION CO	12/31/1900	0000000000000000	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	\$417,672	\$75,000	\$492,672	\$490,017
2024	\$417,672	\$75,000	\$492,672	\$445,470
2023	\$388,818	\$75,000	\$463,818	\$404,973
2022	\$365,239	\$45,000	\$410,239	\$368,157
2021	\$289,688	\$45,000	\$334,688	\$334,688
2020	\$267,755	\$45,000	\$312,755	\$312,755

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.