

Tarrant Appraisal District

Property Information | PDF

Account Number: 01749927

Address: 8625 KIRK LN

City: NORTH RICHLAND HILLS
Georeference: 25650-6-26

Subdivision: MEADOWVIEW ESTATES ADDITION

Neighborhood Code: 3M040N

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

## PROPERTY DATA

Legal Description: MEADOWVIEW ESTATES

ADDITION Block 6 Lot 26

**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: 1990

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

**Site Number:** 01749927

Site Name: MEADOWVIEW ESTATES ADDITION-6-26

Latitude: 32.8856219775

**TAD Map:** 2090-440 **MAPSCO:** TAR-038L

Longitude: -97.1978991957

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,729
Percent Complete: 100%

Land Sqft\*: 9,213 Land Acres\*: 0.2115

Pool: Y

+++ Rounded.

### **OWNER INFORMATION**

**Current Owner:** 

FAZEN NIKOS SQUIRES JESSICA

**Primary Owner Address:** 

8625 KIRK LN

NORTH RICHLAND HILLS, TX 76182

Deed Date: 12/23/2022

Deed Volume: Deed Page:

Instrument: D222293802

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARTVIGSEN CAROL	5/20/2021	D221152023		
HARTVIGSEN CAROL;HARTVIGSEN RICHARD	6/29/2011	D211161644	0000000	0000000
CARPENTER GORDON JR	6/12/2007	D207211004	0000000	0000000
MURILLO LORI;MURILLO LOUIE	2/15/2005	D205052414	0000000	0000000
HAZLEWOOD PATRICIA	12/31/2003	D204052654	0000000	0000000
HAZLEWOOD PATRICIA;HAZLEWOOD ROBT	5/31/2000	00143680000286	0014368	0000286
MILLER JOHN A;MILLER RENE	6/5/1990	00099490001368	0009949	0001368
NORTH HILLS CUSTOM HOMES CORP	3/2/1990	00098570001062	0009857	0001062
CROW JEANA	3/1/1990	00098570001054	0009857	0001054
PARISH JOHN	10/1/1987	00091520000437	0009152	0000437
JOHN PARISH BUILDING CO	7/2/1984	00078870002270	0007887	0002270
P & S CONSTRUCTION CO	12/31/1900	00000000000000	0000000	0000000

# **VALUES**

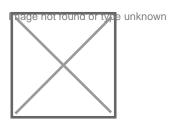
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$274,000	\$75,000	\$349,000	\$349,000
2024	\$295,000	\$75,000	\$370,000	\$370,000
2023	\$283,500	\$75,000	\$358,500	\$358,500
2022	\$286,006	\$45,000	\$331,006	\$300,508
2021	\$228,189	\$45,000	\$273,189	\$273,189
2020	\$211,379	\$45,000	\$256,379	\$256,379

Pending indicates that the property record has not yet been completed for the indicated tax year.

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<sup>+</sup> 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.

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