



**Address:** [8613 TERRELL DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 25650-10-4  
**Subdivision:** MEADOWVIEW ESTATES ADDITION  
**Neighborhood Code:** 3M040N

**Latitude:** 32.8882367084  
**Longitude:** -97.1984390979  
**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 10 Lot 4

**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:** 1985

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01750410

**Site Name:** MEADOWVIEW ESTATES ADDITION-10-4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,313

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,818

**Land Acres<sup>\*</sup>:** 0.2253

**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:**

RICHARD DAVID

RICHARD AMY R

**Primary Owner Address:**

8613 TERRELL DR

NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 5/22/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223089992](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHILLIPS GLENN A;PHILLIPS P	2/14/1985	00080920000385	0008092	0000385
T L S HOMES INC	8/9/1984	00079160000529	0007916	0000529
P & S CONST CO	10/24/1983	00076480000529	0007648	0000529
STOR-ALL MINI-WAREHOUSE	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	\$348,000	\$75,000	\$423,000	\$423,000
2024	\$370,466	\$75,000	\$445,466	\$445,466
2023	\$345,200	\$75,000	\$420,200	\$366,384
2022	\$323,934	\$45,000	\$368,934	\$333,076
2021	\$257,796	\$45,000	\$302,796	\$302,796
2020	\$238,601	\$45,000	\$283,601	\$283,601

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.