



**Address:** 8963 HIALEAH CIR S  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 13963-4-18  
**Subdivision:** FLAMINGO ESTATES ADDITION  
**Neighborhood Code:** 3M040J

**Latitude:** 32.8805620049  
**Longitude:** -97.1920058273  
**TAD Map:** 2090-440  
**MAPSCO:** TAR-038R



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** FLAMINGO ESTATES  
ADDITION Block 4 Lot 18

**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:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 05184193  
**Site Name:** FLAMINGO ESTATES ADDITION-4-18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,455  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,535  
**Land Acres<sup>\*</sup>:** 0.2418  
**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:**  
MCFARLAND EVELYN L  
**Primary Owner Address:**  
8963 HIALEAH CIR S  
FORT WORTH, TX 76182-3227

**Deed Date:** 11/11/2008  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000

| Previous Owners                  | Date       | Instrument     | Deed Volume | Deed Page |
|----------------------------------|------------|----------------|-------------|-----------|
| MCFARLAND EVELYN;MCFARLAND ROY E | 1/9/1990   | 00098200001313 | 0009820     | 0001313   |
| BOWEN MARK DOUGLAS               | 3/14/1986  | 00084850001070 | 0008485     | 0001070   |
| BOWEN MARK D;BOWEN TAMMI L       | 9/6/1984   | 00079420001762 | 0007942     | 0001762   |
| TEXAS BUILDERS INC               | 6/12/1984  | 00078560000559 | 0007856     | 0000559   |
| AUBREY BROTHERS                  | 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 | \$278,536          | \$85,000    | \$363,536    | \$363,536                    |
| 2024 | \$278,536          | \$85,000    | \$363,536    | \$363,536                    |
| 2023 | \$323,653          | \$85,000    | \$408,653    | \$337,360                    |
| 2022 | \$329,207          | \$55,000    | \$384,207    | \$306,691                    |
| 2021 | \$223,810          | \$55,000    | \$278,810    | \$278,810                    |
| 2020 | \$225,614          | \$55,000    | \$280,614    | \$280,614                    |

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.