



**Address:** [8612 SUMMER TREE LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 30177C-LL-4  
**Subdivision:** N RICHLAND HILLS TOWN CENTER  
**Neighborhood Code:** 3M130M

**Latitude:** 32.8556363489  
**Longitude:** -97.2008422225  
**TAD Map:** 2090-432  
**MAPSCO:** TAR-052C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** N RICHLAND HILLS TOWN  
CENTER Block LL 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:** 2001

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$506,848

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

**Site Number:** 07774672

**Site Name:** N RICHLAND HILLS TOWN CENTER-LL-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,214

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,796

**Land Acres<sup>\*</sup>:** 0.1560

**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:**

SNYDER MARIANNE  
SNYDER RICK

**Primary Owner Address:**

8612 SUMMER TREE LN  
NORTH RICHLAND HILLS, TX 76180-5324

**Deed Date:** 12/19/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220001221](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AL KHALILI HANANE;AL KHALILI MOHAMMAD	1/14/2016	<a href="#">D216008651</a>		
RICH JEAN M	1/15/2011	000000000000000	0000000	0000000
WADDELL JEAN M	1/14/2011	<a href="#">D211018499</a>	0000000	0000000
WADDELL JEAN M;WADDELL STEPHEN F	2/28/2002	00155060000204	0015506	0000204
CAMBRIDGE HOMES INC	6/11/2001	00149890000387	0014989	0000387
ARCADIA REALTY CORP	1/1/2001	000000000000000	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	\$440,548	\$66,300	\$506,848	\$506,848
2024	\$440,548	\$66,300	\$506,848	\$472,010
2023	\$424,765	\$66,300	\$491,065	\$429,100
2022	\$362,303	\$66,300	\$428,603	\$390,091
2021	\$279,628	\$75,000	\$354,628	\$354,628
2020	\$271,876	\$75,000	\$346,876	\$346,876

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.