



**Address:** [8604 PASSIONVINE ST](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 19077-FF-4  
**Subdivision:** HOME TOWN NRH WEST  
**Neighborhood Code:** 3M130M

**Latitude:** 32.8571779581  
**Longitude:** -97.2017639669  
**TAD Map:** 2090-432  
**MAPSCO:** TAR-038Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HOME TOWN NRH WEST Block  
FF Lot 4

**Jurisdictions:**  
CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDEVILLE ISD (902)

**State Code:** A  
**Year Built:** 2004  
**Personal Property Account:** N/A  
**Agent:** LERETA LLC (00264)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$481,816  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40256960  
**Site Name:** HOME TOWN NRH WEST-FF-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,997  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,259  
**Land Acres<sup>\*</sup>:** 0.1436  
**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:**  
BERNARD A SAKRAIDA FAMILY TRUST  
**Primary Owner Address:**  
PO BOX 33349  
FORT WORTH, TX 76162

**Deed Date:** 3/27/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220072622](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HETH BOBBIE A;HETH MAYNARD N	7/28/2011	<a href="#">D211275564</a>	0000000	0000000
HETH BOBBIE A;HETH MAYNARD N	7/20/2011	0000000000000000	0000000	0000000
HETH BOBBIE;HETH MAYNARD	11/27/2006	<a href="#">D206375497</a>	0000000	0000000
HETH BOBBIE;HETH MAYNARD N	9/2/2004	<a href="#">D204281787</a>	0000000	0000000
CAMBRIDGE HOMES INC	4/26/2004	<a href="#">D204137585</a>	0000000	0000000
ARCADIA LAND PARTNERS 16 LTD	1/1/2003	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 <sup>+</sup>
2025	\$419,364	\$61,072	\$480,436	\$480,436
2024	\$420,744	\$61,072	\$481,816	\$451,465
2023	\$405,342	\$61,072	\$466,414	\$410,423
2022	\$344,585	\$61,072	\$405,657	\$373,112
2021	\$264,193	\$75,000	\$339,193	\$339,193
2020	\$256,607	\$75,000	\$331,607	\$331,607

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.