



Address: [8612 PASSIONVINE ST](#)
City: NORTH RICHLAND HILLS
Georeference: 19077-FF-6
Subdivision: HOME TOWN NRH WEST
Neighborhood Code: 3M130M

Latitude: 32.8572620922
Longitude: -97.2014203432
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 6

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: 2006
Personal Property Account: N/A
Agent: THE RAY TAX GROUP LLC (01008)
Protest Deadline Date: 5/24/2024

Site Number: 40256987
Site Name: HOME TOWN NRH WEST-FF-6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,186
Percent Complete: 100%
Land Sqft^{*}: 6,050
Land Acres^{*}: 0.1388
Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
WEST DONALD R
Primary Owner Address:
8612 PASSIONVINE ST
NORTH RICHLAND HILLS, TX 76180

Deed Date: 5/2/2019
Deed Volume:
Deed Page:
Instrument: [D219095822](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUFF LORENE E	8/27/2007	D207309287	0000000	0000000
CAMBRIDGE HOMES INC	6/7/2006	D206194143	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 ⁺
2025	\$376,472	\$59,032	\$435,504	\$435,504
2024	\$471,876	\$59,032	\$530,908	\$530,908
2023	\$442,236	\$59,032	\$501,268	\$501,268
2022	\$344,968	\$59,032	\$404,000	\$404,000
2021	\$329,000	\$75,000	\$404,000	\$404,000
2020	\$313,448	\$75,000	\$388,448	\$388,448

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.