



Address: [8616 PASSIONVINE ST](#)
City: NORTH RICHLAND HILLS
Georeference: 19077-FF-7
Subdivision: HOME TOWN NRH WEST
Neighborhood Code: 3M130M

Latitude: 32.8573073439
Longitude: -97.2012509197
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 7

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: OOWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$514,853

Protest Deadline Date: 5/24/2024

Site Number: 40256995

Site Name: HOME TOWN NRH WEST-FF-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,376

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:

POULSEN KARL
POULSEN KAREN

Primary Owner Address:

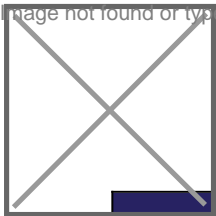
8616 PASSIONVINE ST
NORTH RICHLAND HILLS, TX 76180-5337

Deed Date: 9/7/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206281199](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAMBRIDGE HOMES INC	11/18/2005	D205364173	0000000	0000000
ARCADIA LAND PARTNERS 16 LTD	1/1/2003	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 ⁺
2025	\$455,821	\$59,032	\$514,853	\$514,853
2024	\$455,821	\$59,032	\$514,853	\$481,759
2023	\$439,196	\$59,032	\$498,228	\$437,963
2022	\$373,658	\$59,032	\$432,690	\$398,148
2021	\$286,953	\$75,000	\$361,953	\$361,953
2020	\$278,769	\$75,000	\$353,769	\$353,769

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.