



Address: [8612 GRASSY HILL LN](#)
City: FORT WORTH
Georeference: 40672J-16-16
Subdivision: SUMMER CREEK SOUTH ADDITION
Neighborhood Code: 4S004X

Latitude: 32.6140727214
Longitude: -97.4015911048
TAD Map: 2030-344
MAPSCO: TAR-103S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUMMER CREEK SOUTH
ADDITION Block 16 Lot 16

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

Site Number: 41066596
Site Name: SUMMER CREEK SOUTH ADDITION-16-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,650
Percent Complete: 100%
Land Sqft^{*}: 9,147
Land Acres^{*}: 0.2099
Pool: N

State Code: A

Year Built: 2010

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$573,362

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

EDWARDS RICHARD
EDWARDS L E

Primary Owner Address:

8612 GRASSY HILL LN
FORT WORTH, TX 76123-6016

Deed Date: 6/29/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D210162920](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	1/22/2010	D210021731	0000000	0000000
SUMMERCREEK SOUTH DEVELOPMENT	3/29/2006	D206108553	0000000	0000000
LEWISVILLE 7 PARTNERS LTD	1/1/2006	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	\$493,362	\$80,000	\$573,362	\$573,362
2024	\$493,362	\$80,000	\$573,362	\$527,318
2023	\$539,038	\$80,000	\$619,038	\$479,380
2022	\$422,385	\$60,000	\$482,385	\$435,800
2021	\$363,021	\$60,000	\$423,021	\$396,182
2020	\$300,165	\$60,000	\$360,165	\$360,165

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.