

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 41292596

Address: 8861 NIGHT WIND LN

City: FORT WORTH
Georeference: 817H-40-1

Subdivision: ARCADIA PARK ADDITION

Neighborhood Code: 3K500K

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

## PROPERTY DATA

Legal Description: ARCADIA PARK ADDITION

Block 40 Lot 1

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

KELLER ISD (907)

State Code: A Year Built: 2008

Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 41292596

Latitude: 32.9005865093

**TAD Map:** 2060-448 **MAPSCO:** TAR-036A

Longitude: -97.2957234051

**Site Name:** ARCADIA PARK ADDITION-40-1 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,879
Percent Complete: 100%

**Land Sqft\*:** 7,100 **Land Acres\*:** 0.1629

Pool: N

+++ Rounded.

## OWNER INFORMATION

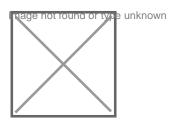
Current Owner:
BISSEN RICHARD
BISSEN LESBIA
Primary Owner Address:
8861 NIGHT WIND LN
KELLER, TX 76244-4989

Deed Date: 6/26/2008
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D208256792

| Previous Owners           | Date      | Instrument     | Deed Volume | Deed Page |
|---------------------------|-----------|----------------|-------------|-----------|
| K HOVNANIAN HOMES DFW LLC | 3/20/2008 | D208101666     | 0000000     | 0000000   |
| ARCADIA LOTS LTD          | 1/1/2007  | 00000000000000 | 0000000     | 0000000   |

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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 | \$241,488          | \$70,000    | \$311,488    | \$311,488        |
| 2024 | \$241,488          | \$70,000    | \$311,488    | \$311,488        |
| 2023 | \$276,280          | \$70,000    | \$346,280    | \$295,481        |
| 2022 | \$224,493          | \$55,000    | \$279,493    | \$268,619        |
| 2021 | \$203,626          | \$55,000    | \$258,626    | \$244,199        |
| 2020 | \$166,999          | \$55,000    | \$221,999    | \$221,999        |

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 70 to 99 PCT 11.22

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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.