



Address: [8612 SUMMER TREE LN](#)
City: NORTH RICHLAND HILLS
Georeference: 30177C-LL-4
Subdivision: N RICHLAND HILLS TOWN CENTER
Neighborhood Code: 3M130M

Latitude: 32.8556363489
Longitude: -97.2008422225
TAD Map: 2090-432
MAPSCO: TAR-052C



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

PROPERTY DATA

Legal Description: N RICHLAND HILLS TOWN CENTER Block LL Lot 4

Jurisdictions:

- CITY OF N RICHLAND HILLS (018)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- BIRDVILLE ISD (902)

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07774672

Site Name: N RICHLAND HILLS TOWN CENTER-LL-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,214

Percent Complete: 100%

Land Sqft^{*}: 6,796

Land Acres^{*}: 0.1560

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:

SNYDER MARIANNE
SNYDER RICK

Primary Owner Address:

8612 SUMMER TREE LN
NORTH RICHLAND HILLS, TX 76180-5324

Deed Date: 12/19/2019

Deed Volume:

Deed Page:

Instrument: [D220001221](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AL KHALILI HANANE;AL KHALILI MOHAMMAD	1/14/2016	D216008651		
RICH JEAN M	1/15/2011	00000000000000	0000000	0000000
WADDELL JEAN M	1/14/2011	D211018499	0000000	0000000
WADDELL JEAN M;WADDELL STEPHEN F	2/28/2002	00155060000204	0015506	0000204
CAMBRIDGE HOMES INC	6/11/2001	00149890000387	0014989	0000387
ARCADIA REALTY CORP	1/1/2001	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$440,548	\$66,300	\$506,848	\$472,010
2023	\$424,765	\$66,300	\$491,065	\$429,100
2022	\$362,303	\$66,300	\$428,603	\$390,091
2021	\$279,628	\$75,000	\$354,628	\$354,628
2020	\$271,876	\$75,000	\$346,876	\$346,876

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.