



## LOCATION

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**Address:** [8613 SUMMER TREE LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 30177C-II-20  
**Subdivision:** N RICHLAND HILLS TOWN CENTER  
**Neighborhood Code:** 3M130M

**Latitude:** 32.8560884503  
**Longitude:** -97.2009980292  
**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

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**Legal Description:** N RICHLAND HILLS TOWN  
CENTER Block II Lot 20 33.34% UNDIVIDED  
INTEREST

**Jurisdictions:**

CITY OF N RICHLAND HILLS (018)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

BIRDVILLE ISD (902)

**Site Number:** 07774516

**Site Name:** N RICHLAND HILLS TOWN CENTER II 20 UNDIVIDED INTEREST

**Site Class:** A1 - Residential - Single Family

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 1,613

**State Code:** A

**Percent Complete:** 100%

**Year Built:** 2002

**Land Sqft<sup>\*</sup>:** 4,966

**Personal Property Account:** N/A

**Land Acres<sup>\*</sup>:** 0.1140

**Agent:** None

**Pool:** N

**Protest Deadline Date:**

5/15/2025

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

DAVIS JANICE

**Primary Owner Address:**

8613 SUMMER TREE LN  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 8/20/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219186321](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS JANICE;ELLES ANNE MARIE;ELLES SCOTT	8/19/2019	<a href="#">D219186321</a>		
QUEST IRA INC	7/10/2017	<a href="#">D217156777</a>		
LOHSE KRISTY L	2/27/2014	<a href="#">D214041613</a>	0000000	0000000
RENEAU JEFFREY W;RENEAU KRISTI	11/22/2002	00161690000124	0016169	0000124
CAMBRIDGE HOMES INC	2/26/2002	00155060000188	0015506	0000188
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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$111,435	\$16,153	\$127,588	\$123,530
2023	\$107,395	\$16,153	\$123,548	\$112,300
2022	\$91,432	\$16,153	\$107,585	\$102,091
2021	\$70,306	\$22,504	\$92,810	\$92,810
2020	\$68,319	\$22,504	\$90,823	\$90,823

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.