



**Address:** [7709 MIRACLE LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 22740-14-3  
**Subdivision:** KINGSWOOD ESTATES ADDITION-NRH  
**Neighborhood Code:** 3M030F

**Latitude:** 32.8864757726  
**Longitude:** -97.2183506289  
**TAD Map:** 2084-440  
**MAPSCO:** TAR-038J



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** KINGSWOOD ESTATES  
ADDITION-NRH Block 14 Lot 3

**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:** 1984  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$334,931  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01509802  
**Site Name:** KINGSWOOD ESTATES ADDITION-NRH-14-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,479  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,375  
**Land Acres<sup>\*</sup>:** 0.2152  
**Pool:** N

<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**

**Current Owner:**  
SMITH MICHAEL A  
**Primary Owner Address:**  
7709 MIRACLE LN  
NORTH RICHLAND HILLS, TX 76182-9205

**Deed Date:** 6/20/2012  
**Deed Volume:** 00000000  
**Deed Page:** 00000000  
**Instrument:** [D212149712](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPARKS VIRGINIA EILEEN	7/3/1993	000000000000000	0000000	0000000
KING VIRGINIA E	12/15/1992	00108840076180	0010884	0076180
SECRETARY OF HUD	11/15/1991	00104730002201	0010473	0002201
MCCARTHY DANIEL J;MCCARTHY M ANGELA	3/8/1990	00098700001173	0009870	0001173
HOLLOWAY BRENDA;HOLLOWAY JAMES K	3/23/1984	00077780000372	0007778	0000372
UNITED SAV ASSOC OF TEXAS	12/31/1900	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 <sup>+</sup>
2025	\$264,931	\$70,000	\$334,931	\$334,931
2024	\$264,931	\$70,000	\$334,931	\$308,069
2023	\$251,760	\$70,000	\$321,760	\$280,063
2022	\$253,010	\$45,000	\$298,010	\$254,603
2021	\$217,671	\$45,000	\$262,671	\$231,457
2020	\$179,071	\$45,000	\$224,071	\$210,415

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.