



**Address:** [7733 MIRACLE LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 22740-14-9  
**Subdivision:** KINGSWOOD ESTATES ADDITION-NRH  
**Neighborhood Code:** 3M030F

**Latitude:** 32.8877486803  
**Longitude:** -97.2183239321  
**TAD Map:** 2084-444  
**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 9

**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:** 1981

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY TAX REDUCTIONS FLOOR (90224)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$393,195

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01509861  
**Site Name:** KINGSWOOD ESTATES ADDITION-NRH-14-9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,650  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,125  
**Land Acres<sup>\*</sup>:** 0.2553

<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:**

HIEFNER AMY ELIZABETH  
DZIUK DUSTIN MICHAEL

**Primary Owner Address:**

7733 MIRACLE LN  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 3/8/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218052907](#)

| Previous Owners                       | Date       | Instrument                 | Deed Volume | Deed Page |
|---------------------------------------|------------|----------------------------|-------------|-----------|
| ST JOHN MELODY FAMILY REVOCABLE TRUST | 5/12/2016  | <a href="#">D216108841</a> |             |           |
| ST JOHN CHARLES G;ST JOHN MELODY      | 12/4/2006  | <a href="#">D206409458</a> | 0000000     | 0000000   |
| CARTUS FINANCIAL CORPORATION          | 11/22/2006 | <a href="#">D206409457</a> | 0000000     | 0000000   |
| VARNELL BRIAN J;VARNELL JENNIFER      | 1/30/2001  | 00147110000335             | 0014711     | 0000335   |
| WATSON;WATSON DOUGLAS G               | 5/23/1988  | 00092880001354             | 0009288     | 0001354   |
| AMO ROBERT M;AMO SHIRLEY              | 12/31/1900 | 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 | \$323,195          | \$70,000    | \$393,195    | \$393,195                    |
| 2024 | \$323,195          | \$70,000    | \$393,195    | \$379,306                    |
| 2023 | \$274,824          | \$70,000    | \$344,824    | \$344,824                    |
| 2022 | \$299,991          | \$45,000    | \$344,991    | \$318,374                    |
| 2021 | \$260,855          | \$45,000    | \$305,855    | \$289,431                    |
| 2020 | \$218,119          | \$45,000    | \$263,119    | \$263,119                    |

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.