



**Address:** [7421 WINDHAVEN RD](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 24860-1-13  
**Subdivision:** MAROAKS ADDITION  
**Neighborhood Code:** M3K01A1

**Latitude:** 32.883769346  
**Longitude:** -97.2303698551  
**TAD Map:** 2078-440  
**MAPSCO:** TAR-037M



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

## PROPERTY DATA

**Legal Description:** MAROAKS ADDITION Block 1  
Lot 13

**Jurisdictions:**

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

**State Code:** B

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Site Number:** 01634623

**Site Name:** MAROAKS ADDITION-1-13

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,116

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,680

**Land Acres<sup>\*</sup>:** 0.2222

**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:**

RUGOVAC ADAM

**Primary Owner Address:**

7417 WINDHAVEN RD  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 10/4/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218226002](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
METZ BERND;METZ SANDY	9/12/2012	<a href="#">D212229545</a>	0000000	0000000
CZAPKOWICZ JOE E	10/27/2005	<a href="#">D205330168</a>	0000000	0000000
LEE D ALAN INDUSTRIES LLC	10/17/2005	<a href="#">D205330167</a>	0000000	0000000
SAUNDERS GLEN	9/17/2002	00159870000216	0015987	0000216
MAULDIN JOHNNIE	4/13/1992	00106100000804	0010610	0000804
TATE MAXCINE L	12/29/1989	00098030002290	0009803	0002290
HERITAGEBANC SAVINGS ASSN	10/3/1989	00097610002189	0009761	0002189
HERITAGE THIRTY-ONE PRTNSHP	5/8/1987	00089520001699	0008952	0001699
HERITAGE BANC SAVINGS ASSOC	6/10/1986	00085750002277	0008575	0002277
BOOTH NITA ANN	11/30/1984	00080200002181	0008020	0002181
BURK COLLINS INVEST	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	\$179,843	\$65,000	\$244,843	\$244,843
2024	\$229,000	\$65,000	\$294,000	\$294,000
2023	\$275,526	\$65,000	\$340,526	\$340,526
2022	\$226,786	\$40,000	\$266,786	\$266,786
2021	\$227,906	\$40,000	\$267,906	\$267,906
2020	\$245,518	\$14,000	\$259,518	\$259,518

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

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## Tarrant Appraisal District Property Information | PDF

There are no exemptions for this property

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.