

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 01634623

Address: 7421 WINDHAVEN RD
City: NORTH RICHLAND HILLS
Georeference: 24860-1-13

**Subdivision:** MAROAKS ADDITION **Neighborhood Code:** M3K01A1

Googlet Mapd or type unknown

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

Latitude: 32.883769346 Longitude: -97.2303698551 TAD Map: 2078-440

MAPSCO: TAR-037M

## 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: OWNWELL 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+++: 2,116
Percent Complete: 100%

Land Sqft\*: 9,680 Land Acres\*: 0.2222

Pool: N

+++ Rounded.

## **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

07-10-2025 Page 1

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
METZ BERND;METZ SANDY	9/12/2012	D212229545	0000000	0000000
CZAPKOWICZ JOE E	10/27/2005	D205330168	0000000	0000000
LEE D ALAN INDUSTRIES LLC	10/17/2005	D205330167	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	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.

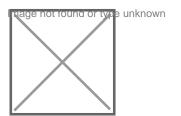
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$179,843	\$65,000	\$244,843	\$244,843
2024	\$229,000	\$65,000	\$294,000	\$294,000
2023	\$275,526	\$65,000	\$340,526	\$340,526
2022	\$226,786	\$40,000	\$266,786	\$266,786
2021	\$227,906	\$40,000	\$267,906	\$267,906
2020	\$245,518	\$14,000	\$259,518	\$259,518

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

07-10-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



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.

07-10-2025 Page 3