



Address: [5012 WINDER CT](#)
City: NORTH RICHLAND HILLS
Georeference: 34230-42A-8R
Subdivision: RICHLAND TERRACE ADDITION
Neighborhood Code: M3K01A

Latitude: 32.8374834425
Longitude: -97.2207479881
TAD Map: 2084-424
MAPSCO: TAR-052J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RICHLAND TERRACE
ADDITION Block 42A Lot 8R

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: 1984

Personal Property Account: N/A

Agent: HEGWOOD GROUP (00813)

Protest Deadline Date: 5/24/2024

Site Number: 05424526

Site Name: RICHLAND TERRACE ADDITION-42A-8R

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 4,458

Percent Complete: 100%

Land Sqft^{*}: 16,380

Land Acres^{*}: 0.3760

Pool: N

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

SIMONYAN ARI

Primary Owner Address:

11768 MARIPOSA BAY LN
PORTER RANCH, CA 91326

Deed Date: 4/6/2020

Deed Volume:

Deed Page:

Instrument: [D220084404](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NOBEL SOURCE CO LLC	11/15/2017	D217270672		
S & S GROUP, LLC	8/15/2016	D216187963		
MASINA SATYA P;VELLANKI SAMATHA	10/14/2014	D214225663		
BHATTI NANKUMARI	2/28/2002	00155070000270	0015507	0000270
THOMPSON C BARTON	5/8/1998	00132210000404	0013221	0000404
VAN TIL BONNIE;VAN TIL ROBERT J	5/4/1984	00078190001378	0007819	0001378
M-W DEVELOPMENT COMPANY	1/1/1984	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 ⁺
2025	\$591,540	\$37,500	\$629,040	\$629,040
2024	\$631,368	\$37,500	\$668,868	\$668,868
2023	\$591,025	\$37,500	\$628,525	\$628,525
2022	\$571,958	\$37,500	\$609,458	\$609,458
2021	\$361,247	\$37,500	\$398,747	\$398,747
2020	\$407,000	\$25,000	\$432,000	\$432,000

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

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.