



**Address:** [5013 WINDER CT](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 34230-42A-9R  
**Subdivision:** RICHLAND TERRACE ADDITION  
**Neighborhood Code:** M3K01A

**Latitude:** 32.8374863781  
**Longitude:** -97.2211218979  
**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 9R

**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:** 1985

**Personal Property Account:** N/A

**Agent:** HEGWOOD GROUP (00813)

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

**Site Number:** 05424542

**Site Name:** RICHLAND TERRACE ADDITION-42A-9R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,714

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,718

**Land Acres<sup>\*</sup>:** 0.2690

**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:**

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	<a href="#">D217270672</a>		
S & S GROUP LLC	8/15/2016	<a href="#">D216187963</a>		
MASINA SATYA P;VELLANKI SAMANTHA	8/20/2014	<a href="#">D214182596</a>		
BHATTI NANKUMARI	2/28/2002	00155070000277	0015507	0000277
THOMPSON C BARTON	5/8/1998	00132140000421	0013214	0000421
VAN TIL BONNIE;VAN TIL ROBERT J	1/4/1985	00080550001706	0008055	0001706
M-W DEVELOPMENT COMPANY	12/28/1983	00076990001534	0007699	0001534

## 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	\$640,000	\$30,000	\$670,000	\$670,000
2024	\$651,419	\$30,000	\$681,419	\$681,419
2023	\$611,233	\$30,000	\$641,233	\$641,233
2022	\$604,507	\$30,000	\$634,507	\$634,507
2021	\$381,224	\$30,000	\$411,224	\$411,224
2020	\$421,000	\$20,000	\$441,000	\$441,000

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.