



**Address:** [7725 AMY LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 22740-17-1  
**Subdivision:** KINGSWOOD ESTATES ADDITION-NRH  
**Neighborhood Code:** 3M030F

**Latitude:** 32.8874307502  
**Longitude:** -97.2193096252  
**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 17 Lot 1

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05468310

**Site Name:** KINGSWOOD ESTATES ADDITION-NRH-17-1

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,836

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,000

**Land Acres<sup>\*</sup>:** 0.2295

**Pool:** Y

<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:**

NIX WALTER

NIX JANA

**Primary Owner Address:**

7725 AMY LN  
FORT WORTH, TX 76182-9221

**Deed Date:** 6/27/2003

**Deed Volume:** 0016866

**Deed Page:** 0000071

**Instrument:** 00168660000071

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DRAPER BAILEY;DRAPER KIMBERLY	12/2/1986	00000000000000	0000000	0000000
DRAPER BAILEY;DRAPER KIMBERLY	7/3/1985	00082310000854	0008231	0000854
THE BEARDSLEY CO INC	7/2/1985	00082310000852	0008231	0000852
DRAPER CUSTOM HOMES INC	1/23/1985	00080670002224	0008067	0002224
GUNTER WAYNE	11/14/1984	00080080000927	0008008	0000927
GUNTER F WAYNE	4/10/1984	00077950000389	0007795	0000389
B & M DEVELOPMENT CO	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 <sup>+</sup>
2025	\$326,957	\$70,000	\$396,957	\$396,957
2024	\$326,957	\$70,000	\$396,957	\$396,957
2023	\$313,130	\$70,000	\$383,130	\$376,822
2022	\$305,432	\$45,000	\$350,432	\$342,565
2021	\$266,423	\$45,000	\$311,423	\$311,423
2020	\$251,206	\$45,000	\$296,206	\$295,529

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.