



**Address:** [7804 AUBREY LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 22740-17-22  
**Subdivision:** KINGSWOOD ESTATES ADDITION-NRH  
**Neighborhood Code:** 3M030F

**Latitude:** 32.8882784652  
**Longitude:** -97.21972703  
**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 22

**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:** 1986

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05468639

**Site Name:** KINGSWOOD ESTATES ADDITION-NRH-17-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,938

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,375

**Land Acres<sup>\*</sup>:** 0.2152

**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:**

RUFFUS DONALD

RUFFUS KATHERINE

**Primary Owner Address:**

7804 AUBREY LN  
FORT WORTH, TX 76182-9228

**Deed Date:** 5/22/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208212208](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUFFUS DONALD A;RUFFUS KATHERIN	12/2/1986	000000000000000	0000000	0000000
RUFFUS DONALD A;RUFFUS KATHERINE	1/8/1986	00084190001502	0008419	0001502
MOORE MIKE	9/23/1985	00083170000700	0008317	0000700
NORTHEAST BLDRS INC	3/14/1985	00081260000966	0008126	0000966
KINGSWOOD N ESTATES J V	4/5/1984	00077920000681	0007792	0000681
B & M DEVELOPMENT CO	1/1/1984	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 <sup>+</sup>
2025	\$301,994	\$70,000	\$371,994	\$371,994
2024	\$301,994	\$70,000	\$371,994	\$371,994
2023	\$287,602	\$70,000	\$357,602	\$346,964
2022	\$289,921	\$45,000	\$334,921	\$315,422
2021	\$249,442	\$45,000	\$294,442	\$286,747
2020	\$215,679	\$45,000	\$260,679	\$260,679

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.