



**Address:** [7412 WOODHAVEN DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 30689-1-9  
**Subdivision:** OAK RIDGE ESTATES (NRH)  
**Neighborhood Code:** 3M030F

**Latitude:** 32.8897689502  
**Longitude:** -97.2208378769  
**TAD Map:** 2084-444  
**MAPSCO:** TAR-038E



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** OAK RIDGE ESTATES (NRH)  
Block 1 Lot 9

**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:** 1996  
**Personal Property Account:** N/A  
**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00224)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$540,596  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 06829619  
**Site Name:** OAK RIDGE ESTATES (NRH)-1-9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,862  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 14,361  
**Land Acres<sup>\*</sup>:** 0.3296  
**Pool:** Y

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

**OWNER INFORMATION**

**Current Owner:**  
MCNEFF JOHN J  
MCNEFF OLIVIA A  
**Primary Owner Address:**  
7412 WOODHAVEN DR  
FORT WORTH, TX 76182-9216

**Deed Date:** 8/11/1995  
**Deed Volume:** 0012066  
**Deed Page:** 0000340  
**Instrument:** 00120660000340

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WARREN DORIS J;WARREN EDDIE L	1/1/1995	0000000000000000	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	\$470,596	\$70,000	\$540,596	\$445,112
2024	\$470,596	\$70,000	\$540,596	\$404,647
2023	\$448,340	\$70,000	\$518,340	\$367,861
2022	\$289,419	\$45,000	\$334,419	\$334,419
2021	\$289,419	\$45,000	\$334,419	\$334,419
2020	\$289,419	\$45,000	\$334,419	\$334,419

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.