



**Address:** [9004 WIND RIVER DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 47599-6-2  
**Subdivision:** WOODLAND OAKS ADDITION  
**Neighborhood Code:** 3M0403

**Latitude:** 32.8730276868  
**Longitude:** -97.1913573999  
**TAD Map:** 2090-436  
**MAPSCO:** TAR-038R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WOODLAND OAKS ADDITION  
Block 6 Lot 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07615124

**Site Name:** WOODLAND OAKS ADDITION-6-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,162

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,542

**Land Acres<sup>\*</sup>:** 0.2190

**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:**

IBS HOLDING CORPORATION

**Primary Owner Address:**

2500 N MILITARY TRL STE 160  
BOCA RATON, FL 33431

**Deed Date:** 9/14/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221062797](#)

| Previous Owners                 | Date      | Instrument                 | Deed Volume | Deed Page |
|---------------------------------|-----------|----------------------------|-------------|-----------|
| LEONARD BARRY;LEONARD SHELLEY   | 2/19/2019 | <a href="#">D219034170</a> |             |           |
| KUHLMANN LINDA G;KUHLMANN PETER | 8/27/2001 | 00151180000076             | 0015118     | 0000076   |
| TX BEST CUSTOM HOMES INC        | 3/30/2001 | 00148150000215             | 0014815     | 0000215   |
| CRANE ROAD DEV LTD              | 1/1/2000  | 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 | \$395,347          | \$100,000   | \$495,347    | \$495,347                    |
| 2024 | \$395,347          | \$100,000   | \$495,347    | \$495,347                    |
| 2023 | \$351,246          | \$100,000   | \$451,246    | \$451,246                    |
| 2022 | \$295,600          | \$60,000    | \$355,600    | \$355,600                    |
| 2021 | \$295,600          | \$60,000    | \$355,600    | \$355,600                    |
| 2020 | \$294,907          | \$60,000    | \$354,907    | \$354,907                    |

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.