



Address: [6964 WARBLER LN](#)
City: NORTH RICHLAND HILLS
Georeference: 45855-G-3
Subdivision: WEST HIGHTOWER PLACE
Neighborhood Code: 3M070B

Latitude: 32.8739179879
Longitude: -97.2351471519
TAD Map: 2078-436
MAPSCO: TAR-037R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WEST HIGHTOWER PLACE
Block G Lot 3 PER PLAT D211107308

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: 2014

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41420551

Site Name: WEST HIGHTOWER PLACE-G-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,296

Percent Complete: 100%

Land Sqft^{*}: 5,150

Land Acres^{*}: 0.1182

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

KHAMFONGNOY NICKI

Primary Owner Address:

6964 WARBLER LN
NORTH RICHLAND HILLS, TX 76182

Deed Date: 10/13/2023

Deed Volume:

Deed Page:

Instrument: [D223186580](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILSON JANE LLC	2/5/2020	D220028920		
WILSON AMANDA R;WILSON JUSTIN J	2/26/2016	D216040561		
PARKS ANASTASIA T	5/9/2014	D214097210	0000000	0000000
HMH LIFESTYLES LP	9/26/2012	D212237877	0000000	0000000
JOHNSON DIVERSIFIED ENT INC	1/1/2008	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 ⁺
2025	\$493,577	\$85,000	\$578,577	\$578,577
2024	\$493,577	\$85,000	\$578,577	\$578,577
2023	\$444,210	\$85,000	\$529,210	\$529,210
2022	\$419,387	\$70,000	\$489,387	\$489,387
2021	\$320,000	\$70,000	\$390,000	\$390,000
2020	\$329,000	\$70,000	\$399,000	\$399,000

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

- 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.