



Address: [452 WINDY KNOLL RD](#)
City: FORT WORTH
Georeference: 18204B-10-3
Subdivision: HIGHPOINT HILL
Neighborhood Code: 4B012I

Latitude: 32.5732107761
Longitude: -97.3285814487
TAD Map: 2048-328
MAPSCO: TAR-119N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HIGHPOINT HILL Block 10 Lot 3

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- BURLESON ISD (922)

State Code: A
Year Built: 2019
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800038508
Site Name: HIGHPOINT HILL 10 3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,738
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1260
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:

FERDOUS SIMON
ZANNAT NAYMA
Primary Owner Address:
452 WINDY KNOLL RD
FORT WORTH, TX 76028

Deed Date: 1/30/2023
Deed Volume:
Deed Page:
Instrument: [D223017567](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN MARCUS E;BROWN VANECIA	6/8/2020	D220131352		
GEHAN HOMES LTD	1/2/2019	D219001082		



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	\$339,242	\$60,000	\$399,242	\$399,242
2024	\$339,242	\$60,000	\$399,242	\$399,242
2023	\$350,000	\$55,000	\$405,000	\$405,000
2022	\$306,488	\$55,000	\$361,488	\$361,488
2021	\$269,939	\$55,000	\$324,939	\$324,939
2020	\$251,217	\$55,000	\$306,217	\$306,217

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.