



**Address:** [9300 WESTERN RIDGE TR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 46103-B-10  
**Subdivision:** WESTERN RIDGE  
**Neighborhood Code:** 3M040W

**Latitude:** 32.8724638261  
**Longitude:** -97.1873679964  
**TAD Map:** 2096-436  
**MAPSCO:** TAR-039S



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** WESTERN RIDGE Block B Lot 10

**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:** 2021  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$648,561  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800046444  
**Site Name:** WESTERN RIDGE B 10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,123  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 14,329  
**Land Acres<sup>\*</sup>:** 0.3289  
**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:**  
SEIFRIT NICHOLAS PAUL  
CHOY CLARA  
**Primary Owner Address:**  
9300 WESTERN RIDGE TR  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 5/28/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221159984](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASHTON DALLAS RESIDENTIAL LLC	12/15/2020	<a href="#">D220331598</a>		



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	\$508,311	\$140,250	\$648,561	\$619,765
2024	\$508,311	\$140,250	\$648,561	\$563,423
2023	\$467,642	\$140,250	\$607,892	\$512,203
2022	\$325,389	\$140,250	\$465,639	\$465,639
2021	\$0	\$9,375	\$9,375	\$9,375
2020	\$0	\$9,375	\$9,375	\$9,375

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.