



**Address:** [9316 WESTERN RIDGE TR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 46103-B-14  
**Subdivision:** WESTERN RIDGE  
**Neighborhood Code:** 3M040W

**Latitude:** 32.8724442857  
**Longitude:** -97.1865668267  
**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 14

**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:** 2020

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 800046440  
**Site Name:** WESTERN RIDGE B 14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,160  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,521  
**Land Acres<sup>\*</sup>:** 0.1267  
**Pool:** N

<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:**

MORELAND SHAYNA L

**Primary Owner Address:**

9316 WESTERN RIDGE TRL  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 3/26/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221084382](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASHTON DALLAS RESIDENTIAL LLC	9/25/2020	<a href="#">D220247458</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	\$450,161	\$55,250	\$505,411	\$505,411
2024	\$450,161	\$55,250	\$505,411	\$505,288
2023	\$432,352	\$55,250	\$487,602	\$459,353
2022	\$362,344	\$55,250	\$417,594	\$417,594
2021	\$146,155	\$75,000	\$221,155	\$221,155
2020	\$0	\$7,500	\$7,500	\$7,500

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.