



Address: [7652 RAMBLER LN](#)
City: NORTH RICHLAND HILLS
Georeference: 44276-D-14
Subdivision: URBAN TRAIL ADDITION
Neighborhood Code: A3B010J

Latitude: 32.8609027765
Longitude: -97.2163570837
TAD Map: 2084-432
MAPSCO: TAR-038W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: URBAN TRAIL ADDITION Block
D Lot 14 PLAT D220059844 PH 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: 2021
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800054165
Site Name: URBAN TRAIL ADDITION D 14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,816
Percent Complete: 100%
Land Sqft^{*}: 2,245
Land Acres^{*}: 0.0515
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:
NICHOLS DOUGLAS
NICHOLS ELISA
Primary Owner Address:
7652 RAMBLER LN
NORTH RICHLAND HILLS, TX 76182

Deed Date: 3/21/2022
Deed Volume:
Deed Page:
Instrument: [D222075996](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|-----------|----------------------------|-------------|-----------|
| CADENCE HOMES - URBAN TRAILS LLC | 4/16/2021 | D221108675 | | |

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 | \$311,920 | \$70,000 | \$381,920 | \$381,920 |
| 2024 | \$311,920 | \$70,000 | \$381,920 | \$381,920 |
| 2023 | \$305,873 | \$70,000 | \$375,873 | \$375,873 |
| 2022 | \$91,432 | \$80,000 | \$171,432 | \$171,432 |
| 2021 | \$0 | \$40,000 | \$40,000 | \$40,000 |
| 0 | \$0 | \$0 | \$0 | \$0 |

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.