



Address: [4437 WARD ST](#)
City: NORTH RICHLAND HILLS
Georeference: 7348G-16-27
Subdivision: CITY POINT ADDITION
Neighborhood Code: 3H040E

Latitude: 32.8293887361
Longitude: -97.2174319284
TAD Map: 2084-420
MAPSCO: TAR-052N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CITY POINT ADDITION Block 16
Lot 27

Jurisdictions:

CITY OF N RICHLAND HILLS (018)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NRH PID #1A - CITY POINT (642)
NRH PID #1B - CITY POINT (643)
BIRDVILLE ISD (902)

State Code: A

Year Built: 2023

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 800071442

Site Name: CITY POINT ADDITION Block 16 Lot 27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,684

Percent Complete: 100%

Land Sqft^{*}: 1,508

Land Acres^{*}: 0.0346

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:

NASR MINA HANNA GHATTAS
ABRAHAM YOUSTINA

Primary Owner Address:

4437 WARD ST
NORTH RICHLAND HILLS, TX 76180

Deed Date: 11/6/2023

Deed Volume:

Deed Page:

Instrument: [D223208857](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|------------|----------------------------|-------------|-----------|
| ASHTON DALLAS RESIDENTIAL LLC | 10/25/2022 | D222256509 | | |
| MM CITY POINT FL 364 LLC | 8/3/2022 | D222199921 | | |

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 | \$271,889 | \$75,000 | \$346,889 | \$346,889 |
| 2024 | \$271,889 | \$75,000 | \$346,889 | \$346,889 |
| 2023 | \$0 | \$52,500 | \$52,500 | \$52,500 |
| 2022 | \$0 | \$52,500 | \$52,500 | \$52,500 |
| 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.