



Address: [4400 HENDERSON AVE](#)
City: NORTH RICHLAND HILLS
Georeference: 7348G-19-61
Subdivision: CITY POINT ADDITION
Neighborhood Code: 3H040E

Latitude: 32.8293224182
Longitude: -97.2164010564
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 19
Lot 61

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: 2024

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$368,854

Protest Deadline Date: 5/24/2024

Site Number: 800071367

Site Name: CITY POINT ADDITION Block 19 Lot 61

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,662

Percent Complete: 100%

Land Sqft^{*}: 1,568

Land Acres^{*}: 0.0360

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:

HARRY MARY ALICE RATLIFF

Primary Owner Address:

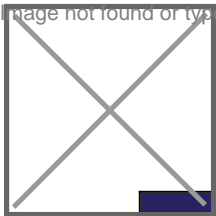
1600 TEXAS ST APT 1-1417
FORT WORTH, TX 76102

Deed Date: 6/24/2024

Deed Volume:

Deed Page:

Instrument: [D224126558](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASHTON DALLAS RESIDENTIAL LLC	7/25/2023	D223131607		
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	\$273,000	\$75,000	\$348,000	\$348,000
2024	\$0	\$52,500	\$52,500	\$52,500
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

There are no exemptions for this property

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.