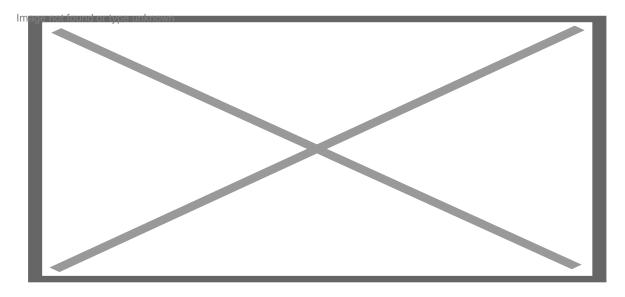


# Tarrant Appraisal District Property Information | PDF Account Number: 01634925

Address: 7525 CIMARRON DR City: NORTH RICHLAND HILLS Georeference: 24860-3-15 Subdivision: MAROAKS ADDITION Neighborhood Code: 3M030B Latitude: 32.8856509107 Longitude: -97.2284348059 TAD Map: 2078-440 MAPSCO: TAR-037M





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

### **PROPERTY DATA**

Legal Description: MAROAKS ADDITION Block 3 Lot 15

#### Jurisdictions:

CITY OF N RICHLAND HILLS (018) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) BIRDVILLE ISD (902) State Code: A

State Code. A

Year Built: 1985 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 01634925 Site Name: MAROAKS ADDITION-3-15 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,963 Percent Complete: 100% Land Sqft\*: 11,120 Land Acres\*: 0.2552 Pool: Y

#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

### **OWNER INFORMATION**



DOUGLAS ANDREW DOUGLAS NICOLE

**Primary Owner Address:** 7525 CIMARRON DR NORTH RICHLAND HILLS, TX 76182 Deed Date: 12/4/2014 Deed Volume: Deed Page: Instrument: D214263794

| Previous Owners               | Date       | Instrument                              | Deed Volume | Deed Page |
|-------------------------------|------------|---|-------------|-----------|
| HUDNALL CAROL A;HUDNALL KIM E | 2/18/2009  | D209052565                              | 000000      | 0000000   |
| HUDNALL KIM E                 | 3/11/1997  | 00126960002185                          | 0012696     | 0002185   |
| HUDNALL KIM E;HUDNALL SHAWN A | 12/4/1985  | 00083890002147                          | 0008389     | 0002147   |
| MERCER JEFFERY                | 4/2/1985   | 00081440001846                          | 0008144     | 0001846   |
| BURK COLLINS INVESTMENTS      | 12/31/1900 | 000000000000000000000000000000000000000 | 000000      | 0000000   |

## 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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0                | \$0         | \$0          | \$0              |
| 2024 | \$379,013          | \$65,000    | \$444,013    | \$444,013        |
| 2023 | \$390,761          | \$65,000    | \$455,761    | \$408,188        |
| 2022 | \$332,575          | \$45,000    | \$377,575    | \$371,080        |
| 2021 | \$295,301          | \$45,000    | \$340,301    | \$337,345        |
| 2020 | \$261,677          | \$45,000    | \$306,677    | \$306,677        |

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.