

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 05697832

### **LOCATION**

Address: 7812 AMY LN

City: NORTH RICHLAND HILLS Georeference: 22740-15-31

Subdivision: KINGSWOOD ESTATES ADDITION-NRH

Neighborhood Code: 3M030F

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

#### **PROPERTY DATA**

Legal Description: KINGSWOOD ESTATES

ADDITION-NRH Block 15 Lot 31

Jurisdictions:

CITY OF N RICHLAND HILLS (018)

**TARRANT COUNTY (220)** 

TARRANT COUNTY HOSPITAL (224)

**TARRANT COUNTY COLLEGE (225)** 

BIRDVILLE ISD (902)

State Code: A

Year Built: 1985

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Latitude: 32.8887604297

Longitude: -97.2187387826

**TAD Map:** 2084-444 MAPSCO: TAR-038J

Site Number: 05697832

Site Name: KINGSWOOD ESTATES ADDITION-NRH-15-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,949 Percent Complete: 100%

**Land Sqft\***: 9,398

Land Acres\*: 0.2157

Pool: Y

+++ Rounded.

# **OWNER INFORMATION**

**Current Owner:** 

**BOBBY CRABTREE & IVANA NELSON REVOCABLE TRUST** 

**Primary Owner Address:** 

7812 AMY LN

NORTH RICHLAND HILLS, TX 76182

Deed Date: 9/24/2024

**Deed Volume:** 

**Deed Page:** 

Instrument: D224171300

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NELSON IVANA	7/19/2024	D224130014		
NELSON REVOCABLE LIVING TRUST	10/4/2017	D217236971		
NELSON DENNIS	8/14/2008	D208326431	0000000	0000000
PHELPS CAROL;PHELPS RONALD	6/22/1993	00111360000419	0011136	0000419
ANDERS LAURIE;ANDERS WILLIAM C	7/12/1990	00100020001040	0010002	0001040
HICKS CONNIE;HICKS DARRELL L	12/2/1986	00083570001714	0008357	0001714
HICKS CONNIE;HICKS DARRELL L	11/12/1985	00083570001714	0008357	0001714
HICKS CONNIE;HICKS DARRELL L	10/31/1985	00083570001714	0008357	0001714
TOM ADAIR INC	10/29/1984	00079920000968	0007992	0000968
B & M DEVELOPMENT CO	1/1/1984	00000000000000	0000000	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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$331,826	\$70,000	\$401,826	\$401,826
2023	\$317,544	\$70,000	\$387,544	\$374,127
2022	\$309,881	\$45,000	\$354,881	\$340,115
2021	\$269,646	\$45,000	\$314,646	\$309,195
2020	\$236,086	\$45,000	\$281,086	\$281,086

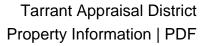
 $\label{property} \ \ \text{Pending indicates that the property record has not yet been completed for the indicated tax year.}$ 

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

#### **EXEMPTIONS / SPECIAL APPRAISAL**

• HOMESTEAD GENERAL 11.13(b)

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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.

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