

## LOCATION

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**Address:** [7812 AMY LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 22740-15-31  
**Subdivision:** KINGSWOOD ESTATES ADDITION-NRH  
**Neighborhood Code:** 3M030F

**Latitude:** 32.8887604297  
**Longitude:** -97.2187387826  
**TAD Map:** 2084-444  
**MAPSCO:** TAR-038J



Google Map or type unknown

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

## PROPERTY DATA

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**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

**Site Number:** 05697832

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

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,949

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,398

**Land Acres<sup>\*</sup>:** 0.2157

**Pool:** Y

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

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**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](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NELSON IVANA	7/19/2024	<a href="#">D224130014</a>		
NELSON REVOCABLE LIVING TRUST	10/4/2017	<a href="#">D217236971</a>		
NELSON DENNIS	8/14/2008	<a href="#">D208326431</a>	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 <sup>+</sup>
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

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.