

LOCATION

Address: [6960 WARBLER LN](#)
City: NORTH RICHLAND HILLS
Georeference: 45855-G-4
Subdivision: WEST HIGHTOWER PLACE
Neighborhood Code: 3M070B

Latitude: 32.8737798921
Longitude: -97.2351477145
TAD Map: 2078-436
MAPSCO: TAR-037R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WEST HIGHTOWER PLACE
Block G Lot 4 PER PLAT D211107308

Jurisdictions:

CITY OF N RICHLAND HILLS (018)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDEVILLE ISD (902)

State Code: A

Year Built: 2013

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41420578
Site Name: WEST HIGHTOWER PLACE-G-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,091
Percent Complete: 100%
Land Sqft^{*}: 5,150
Land Acres^{*}: 0.1182
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:

SIMMS DAVID W
LEVENS KIMBERLY D

Primary Owner Address:

6960 WARBLER LN
NORTH RICHLAND HILLS, TX 76182

Deed Date: 3/9/2023

Deed Volume:

Deed Page:

Instrument: [D223039241](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAY GENE;GRAY MARSHA B	11/23/2020	D220309156		
KURRE VANAJA	10/27/2015	D215282159		
CARROLL ELMER;CARROLL RHEA CARROLL	10/24/2013	D213278737	0000000	0000000
HMH LIFESTYLES LP	9/26/2012	D212237877	0000000	0000000
JOHNSON DIVERSIFIED ENT INC	1/1/2008	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	\$360,173	\$85,000	\$445,173	\$445,173
2023	\$324,760	\$85,000	\$409,760	\$409,760
2022	\$316,933	\$70,000	\$386,933	\$386,933
2021	\$242,017	\$70,000	\$312,017	\$312,017
2020	\$243,109	\$70,000	\$313,109	\$313,109

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.