



LOCATION

Address: [7216 WINDHAVEN RD](#)
City: NORTH RICHLAND HILLS
Georeference: 47290-8-23
Subdivision: WINDCREST ADDITION
Neighborhood Code: 3M030B

Latitude: 32.879996194
Longitude: -97.2286221223
TAD Map: 2078-440
MAPSCO: TAR-037R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WINDCREST ADDITION Block 8
Lot 23

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: 1983

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 03562654

Site Name: WINDCREST ADDITION-8-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,766

Percent Complete: 100%

Land Sqft^{*}: 11,998

Land Acres^{*}: 0.2754

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:

PRATT SAMUEL E

Primary Owner Address:

7216 WINDHAVEN RD
NORTH RICHLAND HILLS, TX 76182

Deed Date: 2/26/2018

Deed Volume:

Deed Page:

Instrument: [D218052297](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MUTUAL HOLDINGS SERIES E LLC	6/6/2017	D217136813		
JOHNSON OLYMPIA	3/14/2009	D211167067	0000000	0000000
JOHNSON GEORGE L;JOHNSON OLIMPIA	2/26/1988	00092010002143	0009201	0002143
EPIC ASSOC 83-LXX	8/24/1983	00075950002158	0007595	0002158
NOWLIN MTG CO	12/31/1900	000000000000000	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	\$264,189	\$61,750	\$325,939	\$266,200
2023	\$267,150	\$61,750	\$328,900	\$242,000
2022	\$225,397	\$42,750	\$268,147	\$220,000
2021	\$157,250	\$42,750	\$200,000	\$200,000
2020	\$161,494	\$38,506	\$200,000	\$200,000

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.