



**Address:** [3930 LORRAINE DR](#)  
**City:** ARLINGTON  
**Georeference:** 50--33  
**Subdivision:** ACADEMY PARK ADDITION  
**Neighborhood Code:** 1L130G

**Latitude:** 32.6691906311  
**Longitude:** -97.1717039623  
**TAD Map:** 2096-364  
**MAPSCO:** TAR-095T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ACADEMY PARK ADDITION Lot 33

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1980

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00009954

**Site Name:** ACADEMY PARK ADDITION-33

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,294

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 22,625

**Land Acres<sup>\*</sup>:** 0.5194

**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

**Current Owner:**

NIEHAUS NICHOLUS RICHARD

NIEHAUS HOLLY MARIE

**Primary Owner Address:**

3930 LORRAINE DR  
ARLINGTON, TX 76017

**Deed Date:** 5/13/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221146444](#)

| Previous Owners                            | Date       | Instrument                 | Deed Volume | Deed Page |
|--|------------|----------------------------|-------------|-----------|
| EVANS HOLLY MARIE;NIEHAUS NICHOLUS RICHARD | 2/26/2021  | <a href="#">D221057435</a> |             |           |
| EVANS HOLLY M                              | 9/18/2018  | <a href="#">D218218558</a> |             |           |
| EVANS MONA M                               | 8/3/2017   | 2017-PR02651-1             |             |           |
| EVANS DENNIS A EST SR;EVANS MONA M         | 5/16/1996  | 00123770002074             | 0012377     | 0002074   |
| EVANS DOUGLAS WAYNE                        | 12/31/1900 | 0000000000000000           | 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 | \$344,216          | \$81,404    | \$425,620    | \$425,620                    |
| 2024 | \$344,216          | \$81,404    | \$425,620    | \$425,620                    |
| 2023 | \$391,858          | \$61,404    | \$453,262    | \$453,262                    |
| 2022 | \$263,307          | \$61,471    | \$324,778    | \$324,778                    |
| 2021 | \$214,060          | \$51,940    | \$266,000    | \$266,000                    |
| 2020 | \$256,367          | \$51,940    | \$308,307    | \$308,307                    |

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

There are no exemptions for this property

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.