



**Address:** [4712 RIVIERA CT](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 14560-8-3  
**Subdivision:** FOSSIL CREEK TRAILS ADDITION  
**Neighborhood Code:** 3H060E

**Latitude:** 32.8323414691  
**Longitude:** -97.2471137663  
**TAD Map:** 2072-424  
**MAPSCO:** TAR-051K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FOSSIL CREEK TRAILS  
ADDITION Block 8 Lot 3

**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:** 1978

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00984205

**Site Name:** FOSSIL CREEK TRAILS ADDITION-8-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,150

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,807

**Land Acres<sup>\*</sup>:** 0.2710

**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:**

NICHOLSON DERRICK LAMON  
NICHOLSON DANIELLE JEANETTE

**Primary Owner Address:**

4712 RIVIERA CT  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 6/16/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221175081](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHURCH DONALD	3/4/2019	<a href="#">D219047309</a>		
D&E ESTATES LLC	5/19/2018	<a href="#">D218114789</a>		
HEB HOMES LLC	5/15/2018	<a href="#">D218113946</a>		
LUNSFORD SALLY	10/30/2012	00000000000000	0000000	0000000
LUNSFORD;LUNSFORD PLES DENNIS EST	2/8/1995	00118840000254	0011884	0000254
GUTIERREZ LUCILLE;GUTIERREZ ROSENDO	7/16/1989	00095220001876	0009522	0001876
PETERS RANDOL;PETERS ROSALEE	5/15/1984	00078540002198	0007854	0002198
R G GUTIERREZ	12/31/1900	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	\$397,612	\$77,710	\$475,322	\$475,322
2024	\$397,612	\$77,710	\$475,322	\$475,322
2023	\$397,707	\$77,710	\$475,417	\$433,646
2022	\$342,391	\$51,833	\$394,224	\$394,224
2021	\$321,485	\$30,000	\$351,485	\$351,485
2020	\$314,496	\$30,000	\$344,496	\$344,496

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.