



Address: [6613 VICTORIA AVE](#)
City: NORTH RICHLAND HILLS
Georeference: 18790-9-9
Subdivision: HOLIDAY HILLS ADDITION
Neighborhood Code: 3H060E

Latitude: 32.8310599012
Longitude: -97.2411634306
TAD Map: 2078-420
MAPSCO: TAR-051L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HOLIDAY HILLS ADDITION
Block 9 Lot 9

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: 1977

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$313,895

Protest Deadline Date: 5/24/2024

Site Number: 01321617

Site Name: HOLIDAY HILLS ADDITION-9-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,733

Percent Complete: 100%

Land Sqft^{*}: 8,806

Land Acres^{*}: 0.2021

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:

LUCAS DAVID
LUCAS KATHLEEN

Primary Owner Address:

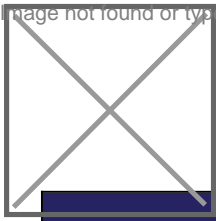
6613 VICTORIA AVE
NORTH RICHLAND HILLS, TX 76180

Deed Date: 12/28/2016

Deed Volume:

Deed Page:

Instrument: [D216303876](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHRISTENSEN CHRIS A;CHRISTENSEN SABR	10/17/2007	D207378007	0000000	0000000
PUTNAM AUDREY M;PUTNAM JOHN E	6/25/2002	00157770000053	0015777	0000053
JOHNSON RICHARD A	12/31/1900	00099780001029	0009978	0001029

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	\$229,950	\$66,050	\$296,000	\$296,000
2024	\$247,845	\$66,050	\$313,895	\$296,614
2023	\$247,998	\$66,050	\$314,048	\$269,649
2022	\$218,548	\$44,034	\$262,582	\$245,135
2021	\$192,850	\$30,000	\$222,850	\$222,850
2020	\$192,850	\$30,000	\$222,850	\$222,850

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.