



Address: [4200 CUMMINGS DR W](#)
City: NORTH RICHLAND HILLS
Georeference: 30170-3-5
Subdivision: NORTH RICHLAND HILLS ADDITION
Neighborhood Code: 3H040H

Latitude: 32.825815987
Longitude: -97.230050215
TAD Map: 2078-420
MAPSCO: TAR-051R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: NORTH RICHLAND HILLS
ADDITION Block 3 Lot 5

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: 1952
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$275,897
Protest Deadline Date: 5/24/2024

Site Number: 01955497
Site Name: NORTH RICHLAND HILLS ADDITION-3-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,451
Percent Complete: 100%
Land Sqft^{*}: 19,150
Land Acres^{*}: 0.4396
Pool: Y

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
EDWARDS PATRICIA
Primary Owner Address:
4200 CUMMINGS DR
NORTH RICHLAND HILLS, TX 76180-8642

Deed Date: 5/13/2019
Deed Volume:
Deed Page:
Instrument: [D219113028](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EDWARDS PATRICIA;EDWARDS RICHARD	6/2/2005	D205165084	0000000	0000000
BROWER RUSSELL	3/29/2002	00156040000271	0015604	0000271
LOCKHART JAMES L	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	\$212,172	\$63,725	\$275,897	\$275,897
2024	\$212,172	\$63,725	\$275,897	\$255,602
2023	\$207,897	\$63,725	\$271,622	\$232,365
2022	\$183,405	\$44,236	\$227,641	\$211,241
2021	\$178,785	\$21,000	\$199,785	\$192,037
2020	\$159,785	\$21,000	\$180,785	\$174,579

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.