



**Address:** [4340 CUMMINGS DR E](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 30170-5-10  
**Subdivision:** NORTH RICHLAND HILLS ADDITION  
**Neighborhood Code:** 3H040H

**Latitude:** 32.8267862908  
**Longitude:** -97.225486277  
**TAD Map:** 2084-420  
**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 5 Lot 10

**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:** 1952

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$368,651

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

**Site Number:** 01955888

**Site Name:** NORTH RICHLAND HILLS ADDITION-5-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,953

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,800

**Land Acres<sup>\*</sup>:** 0.3627

**Pool:** N

<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:**

LOPEZ LIZEHT  
LOPEZ ELVIS

**Primary Owner Address:**

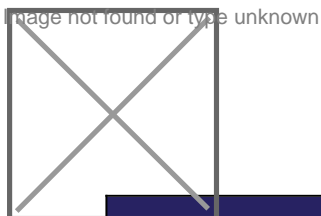
4340 CUMMINGS DR  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 1/10/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224008534](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOPEZ ELVIS	8/28/2020	<a href="#">D220217848</a>		
LAHIJI NARJES;LAHIJI STEVE	12/17/2012	<a href="#">D213039421</a>		
LAHIJI NARJES;LAHIJI STEVE	12/17/2012	<a href="#">D213039421</a>	0000000	0000000
LAHIJI NARJES LAHIJI;LAHIJI STEVE	4/27/2012	<a href="#">D212104544</a>	0000000	0000000
HAM RICHARD H	9/26/2007	<a href="#">D207356844</a>	0000000	0000000
HAM RICHARD H ETAL	4/23/2007	<a href="#">D207356842</a>	0000000	0000000
ENGLISH ARLENE A EST	1/4/1977	000000000000000	0000000	0000000
ENGLISH JOHN H ESTATE	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 <sup>+</sup>
2025	\$309,951	\$58,700	\$368,651	\$368,651
2024	\$309,951	\$58,700	\$368,651	\$342,454
2023	\$257,300	\$58,700	\$316,000	\$311,322
2022	\$242,256	\$40,764	\$283,020	\$283,020
2021	\$258,774	\$21,000	\$279,774	\$279,774
2020	\$184,188	\$21,000	\$205,188	\$205,188

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.