



**Address:** [4417 VANCE RD](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 30170-8-1  
**Subdivision:** NORTH RICHLAND HILLS ADDITION  
**Neighborhood Code:** 3H040H

**Latitude:** 32.8285713288  
**Longitude:** -97.2324731792  
**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 8 Lot 1

**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:** 1953

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01956361

**Site Name:** NORTH RICHLAND HILLS ADDITION-8-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,808

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,556

**Land Acres<sup>\*</sup>:** 0.4030

**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:**

BIRD CORY G

BIRD CHELSEA MARIE

**Primary Owner Address:**

4417 N VANCE RD

NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 11/24/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221018447](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BIRD CHELSEA M;BIRD CORY G;BIRD EDWIN R	3/30/2017	<a href="#">D217070011</a>		
HELI-HOLDINGS, LLC	11/1/2016	<a href="#">D216259309</a>		
SMITH DOYLE	6/15/1999	00138800000304	0013880	0000304
MORRIS DAVID D;MORRIS MONICA C	8/18/1995	00121040001645	0012104	0001645
LAWRENCE BILLY G	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	\$313,290	\$61,334	\$374,624	\$374,624
2024	\$313,290	\$61,334	\$374,624	\$374,624
2023	\$263,933	\$61,334	\$325,267	\$325,267
2022	\$272,723	\$42,486	\$315,209	\$315,209
2021	\$264,312	\$21,000	\$285,312	\$285,312
2020	\$242,367	\$21,000	\$263,367	\$263,367

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.