



**Address:** [4413 VANCE RD](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 30170-8-2  
**Subdivision:** NORTH RICHLAND HILLS ADDITION  
**Neighborhood Code:** 3H040H

**Latitude:** 32.8283060355  
**Longitude:** -97.2324757077  
**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 2

**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:** 1954

**Personal Property Account:** N/A

**Agent:** AMERICAN PROPERTY SERVICES (00577) **Pool:** Y

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

**Site Number:** 01956388  
**Site Name:** NORTH RICHLAND HILLS ADDITION-8-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,596  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 15,138  
**Land Acres<sup>\*</sup>:** 0.3475

<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:**

DECASAS RAFAEL

**Primary Owner Address:**

5005 CALIENTE DR  
ARLINGTON, TX 76017-3428

**Deed Date:** 11/20/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214257290](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAUTMANN DEAN C	5/25/2000	00143580000515	0014358	0000515
REEVES BARBARA G	1/26/1997	00000000000000	0000000	0000000
GEER JIM B EST	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	\$176,302	\$57,707	\$234,009	\$234,009
2024	\$176,302	\$57,707	\$234,009	\$234,009
2023	\$172,294	\$57,707	\$230,001	\$230,001
2022	\$176,884	\$40,116	\$217,000	\$217,000
2021	\$131,000	\$21,000	\$152,000	\$152,000
2020	\$131,000	\$21,000	\$152,000	\$152,000

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.