



Address: [4309 VANCE RD](#)
City: NORTH RICHLAND HILLS
Georeference: 30170-8-6
Subdivision: NORTH RICHLAND HILLS ADDITION
Neighborhood Code: 3H040H

Latitude: 32.8273170862
Longitude: -97.2324866577
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 6

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
Protest Deadline Date: 5/24/2024

Site Number: 01956434
Site Name: NORTH RICHLAND HILLS ADDITION-8-6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,276
Percent Complete: 100%
Land Sqft^{*}: 15,309
Land Acres^{*}: 0.3514
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:
VILLASANA FIDEL
VILLASANA DORA
Primary Owner Address:
4309 VANCE RD
NORTH RICHLAND HILLS, TX 76180-8187

Deed Date: 6/21/2007
Deed Volume: 00000000
Deed Page: 00000000
Instrument: [D207222940](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHIRLEY WAYNE E	12/31/1900	0000000000000000	00000000	00000000

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	\$180,220	\$57,964	\$238,184	\$238,184
2024	\$180,220	\$57,964	\$238,184	\$238,184
2023	\$176,271	\$57,964	\$234,235	\$234,235
2022	\$158,205	\$40,263	\$198,468	\$198,468
2021	\$153,938	\$21,000	\$174,938	\$174,938
2020	\$136,155	\$21,000	\$157,155	\$157,155

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.