



Address: [4301 VANCE RD](#)
City: NORTH RICHLAND HILLS
Georeference: 30170-8-8
Subdivision: NORTH RICHLAND HILLS ADDITION
Neighborhood Code: 3H040H

Latitude: 32.8267902431
Longitude: -97.2324912539
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 8

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: 1957
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 01956450
Site Name: NORTH RICHLAND HILLS ADDITION-8-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,500
Percent Complete: 100%
Land Sqft^{*}: 18,632
Land Acres^{*}: 0.4277
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:
EDWARDS GABRIEL IAN
Primary Owner Address:
4301 VANCE RD
NORTH RICHLAND HILLS, TX 76180

Deed Date: 7/29/2022
Deed Volume:
Deed Page:
Instrument: [D222191007](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDERSON JUANITA V	9/14/2001	000000000000000	0000000	0000000
ANDERSON JUANI;ANDERSON RALPH EST	2/6/1974	00056380000230	0005638	0000230



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	\$197,993	\$62,949	\$260,942	\$260,942
2024	\$197,993	\$62,949	\$260,942	\$260,942
2023	\$187,051	\$62,949	\$250,000	\$250,000
2022	\$173,783	\$43,601	\$217,384	\$182,010
2021	\$169,089	\$21,000	\$190,089	\$165,464
2020	\$149,549	\$21,000	\$170,549	\$150,422

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.