



**Address:** [4517 CUMMINGS DR E](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 30170-12-1  
**Subdivision:** NORTH RICHLAND HILLS ADDITION  
**Neighborhood Code:** 3H040H

**Latitude:** 32.8291047944  
**Longitude:** -97.224560287  
**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 12 Lot 1

**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:** 1953

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$212,696

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

**Site Number:** 01957104

**Site Name:** NORTH RICHLAND HILLS ADDITION-12-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,395

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 18,750

**Land Acres<sup>\*</sup>:** 0.4304

**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:**

DE CASAS HERIBERTO VICENCIO  
ORTIZ MANUELA MENCHACA

**Primary Owner Address:**

4517 CUMMINGS DR  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 3/5/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225040626](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VINCENCIO FAMILY LIVING TRUST	5/2/2017	<a href="#">D217099781</a>		
VICENCIO HERIBERTO;VICENCIO MANUELA	6/28/2013	<a href="#">D213171368</a>	0000000	0000000
H E L P INC	5/28/2013	<a href="#">D213140897</a>	0000000	0000000
ERLINGER DAWN RENEE	9/21/2012	<a href="#">D212236339</a>	0000000	0000000
H.E.L.P.	4/17/2012	<a href="#">D212096490</a>	0000000	0000000
POORE OPAL Y	11/13/1994	0000000000000000	0000000	0000000
POORE ROY J	12/31/1900	0000000000000000	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	\$115,816	\$63,125	\$178,941	\$178,941
2024	\$149,571	\$63,125	\$212,696	\$212,696
2023	\$185,033	\$63,125	\$248,158	\$248,158
2022	\$166,014	\$43,688	\$209,702	\$209,702
2021	\$161,517	\$21,000	\$182,517	\$182,517
2020	\$142,839	\$21,000	\$163,839	\$163,839

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.