



Address: [4717 BLANEY AVE](#)
City: NORTH RICHLAND HILLS
Georeference: 30170-19-12
Subdivision: NORTH RICHLAND HILLS ADDITION
Neighborhood Code: 3H040H

Latitude: 32.8330721052
Longitude: -97.2297067236
TAD Map: 2078-424
MAPSCO: TAR-051M



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 19 Lot 12

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: 1955

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$336,308

Protest Deadline Date: 5/24/2024

Site Number: 01958607

Site Name: NORTH RICHLAND HILLS ADDITION-19-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,148

Percent Complete: 100%

Land Sqft^{*}: 19,469

Land Acres^{*}: 0.4469

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:

MAYNARD JEFFREY
MAYNARD MELISSA

Primary Owner Address:

4717 BLANEY AVE
FORT WORTH, TX 76180-8229

Deed Date: 5/25/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204169732](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WASHINGTON C;WASHINGTON J KEITH	8/5/2002	00159070000340	0015907	0000340
BAKER HELEN TR	10/12/2000	00000000000000	0000000	0000000
BAKER HELEN A;BAKER MARION EST	4/12/1999	00137600000580	0013760	0000580
BAKER MARION H	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 ⁺
2025	\$247,282	\$64,204	\$311,486	\$311,486
2024	\$272,104	\$64,204	\$336,308	\$311,486
2023	\$266,142	\$64,204	\$330,346	\$283,169
2022	\$238,867	\$44,390	\$283,257	\$257,426
2021	\$232,423	\$21,000	\$253,423	\$234,024
2020	\$205,574	\$21,000	\$226,574	\$212,749

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.