



Address: [4716 BLANEY AVE](#)
City: NORTH RICHLAND HILLS
Georeference: 30170-20-10
Subdivision: NORTH RICHLAND HILLS ADDITION
Neighborhood Code: 3H040H

Latitude: 32.8331079117
Longitude: -97.228954855
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 20 Lot 10

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: 1956

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$427,766

Protest Deadline Date: 5/24/2024

Site Number: 01958755

Site Name: NORTH RICHLAND HILLS ADDITION-20-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,061

Percent Complete: 100%

Land Sqft^{*}: 19,550

Land Acres^{*}: 0.4488

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

PERRITT WAYNE
PERRITT ANN

Primary Owner Address:

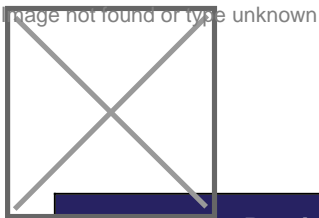
4716 BLANEY AVE
NORTH RICHLAND HILLS, TX 76180-8230

Deed Date: 9/25/2003

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D203367119](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
1ST CHOICE HOUSE BUYERS INC	6/24/2003	00168530000296	0016853	0000296
BAKER SUANN M	7/30/1993	00111790000158	0011179	0000158
WISHMAN DONALD E;WISHMAN FLORENCE	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	\$363,441	\$64,325	\$427,766	\$362,866
2024	\$363,441	\$64,325	\$427,766	\$329,878
2023	\$355,731	\$64,325	\$420,056	\$299,889
2022	\$315,648	\$44,574	\$360,222	\$272,626
2021	\$307,318	\$21,000	\$328,318	\$247,842
2020	\$273,321	\$21,000	\$294,321	\$225,311

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.