



**Address:** [4616 CATCHIN DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 30170-22-7  
**Subdivision:** NORTH RICHLAND HILLS ADDITION  
**Neighborhood Code:** 3H040H

**Latitude:** 32.8309392538  
**Longitude:** -97.2266250471  
**TAD Map:** 2084-420  
**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 22 Lot 7

**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:** 1956

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01959158

**Site Name:** NORTH RICHLAND HILLS ADDITION-22-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,451

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 18,804

**Land Acres<sup>\*</sup>:** 0.4316

**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:**

CARRIER ALLISON

CARRIER DANA W II

**Primary Owner Address:**

4616 CATCHIN DR  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 3/26/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219059666](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PATHWAY PROPERTIES, LP,	9/7/2017	<a href="#">D217215519</a>		
CASH HOUSE BUYERS USA LLC	5/20/2017	<a href="#">D217115137</a>		
SKA PROPERTIES LLC	5/19/2017	<a href="#">D217113472</a>		
STROUD JANE E;STROUD TEDDY EST SR	4/16/2014	<a href="#">D214077221</a>	0000000	0000000
FEDERAL NATIONAL MORTG ASSOC	11/5/2013	<a href="#">D213294943</a>	0000000	0000000
TALLEY DAVID	10/13/2012	<a href="#">D212257402</a>	0000000	0000000
ETZEL CAROLYN B	4/18/2008	<a href="#">D208147202</a>	0000000	0000000
ETZEL STEPHEN	3/30/2007	<a href="#">D207112479</a>	0000000	0000000
TROUTT BUD;TROUTT MICHELLE	12/9/2002	00162110000455	0016211	0000455
SEAY MARK E;SEAY VICKI L	8/13/1990	00100160002067	0010016	0002067
MASON;MASON MANUEL W	7/29/1985	00082580001172	0008258	0001172
ASCHNER DOROTHY A	6/1/1966	00043210000061	0004321	0000061
DOROTHY A ASCHNER	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 <sup>+</sup>
2025	\$282,195	\$63,206	\$345,401	\$345,401
2024	\$282,195	\$63,206	\$345,401	\$345,401
2023	\$275,838	\$63,206	\$339,044	\$315,894
2022	\$246,937	\$43,813	\$290,750	\$287,176
2021	\$240,069	\$21,000	\$261,069	\$261,069
2020	\$232,467	\$21,000	\$253,467	\$253,467

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

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- 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.