



Address: [4716 CATCHIN DR](#)
City: NORTH RICHLAND HILLS
Georeference: 30170-23-18
Subdivision: NORTH RICHLAND HILLS ADDITION
Neighborhood Code: 3H040H

Latitude: 32.8330762381
Longitude: -97.2264178213
TAD Map: 2084-424
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 23 Lot 18

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: 1959

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$356,477

Protest Deadline Date: 5/24/2024

Site Number: 01959468

Site Name: NORTH RICHLAND HILLS ADDITION-23-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,366

Percent Complete: 100%

Land Sqft^{*}: 18,693

Land Acres^{*}: 0.4291

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:

SHORT BRADY DAN
SHORT LYNN

Primary Owner Address:

4716 CATCHIN DR
NORTH RICHLAND HILLS, TX 76180

Deed Date: 3/22/2024

Deed Volume:

Deed Page:

Instrument: [D224049541](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
Unlisted	11/24/2015	D215268787		
RUSHING MICHAEL D;RUSHING STEPHANIE	3/21/2012	D212069689	0000000	0000000
LIGHTHOUSE HOMES LLC	11/14/2011	D211277984	0000000	0000000
GUYETTE SHARI	4/24/1997	000000000000000	0000000	0000000
OSBORNE RANDALL LEE;OSBORNE SHAR	3/10/1995	00119060001549	0011906	0001549
SAUNDERS NANCY H ETAL	12/23/1991	00104830001494	0010483	0001494
HUBBARD MARTHA A	12/31/1900	000000000000000	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	\$293,436	\$63,041	\$356,477	\$356,477
2024	\$293,436	\$63,041	\$356,477	\$346,980
2023	\$287,338	\$63,041	\$350,379	\$315,436
2022	\$246,256	\$43,744	\$290,000	\$286,760
2021	\$239,691	\$21,000	\$260,691	\$260,691
2020	\$225,228	\$21,000	\$246,228	\$246,228

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.