



Address: [5345 NORTHRIDGE BLVD](#)
City: NORTH RICHLAND HILLS
Georeference: 30190-1R-7
Subdivision: NORTH RIDGE ADDN (N R H)
Neighborhood Code: A3B010C

Latitude: 32.8449352007
Longitude: -97.2116585247
TAD Map: 2084-428
MAPSCO: TAR-052F



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: NORTH RIDGE ADDN (N R H)
Block 1R 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: 1983

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$224,768

Protest Deadline Date: 5/24/2024

Site Number: 01961888

Site Name: NORTH RIDGE ADDN (N R H)-1R-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,175

Percent Complete: 100%

Land Sqft^{*}: 4,276

Land Acres^{*}: 0.0981

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:

TRAN NGOC T

Primary Owner Address:

5345 NORTHRIDGE BLVD
NORTH RICHLAND HILLS, TX 76180

Deed Date: 11/10/2016

Deed Volume:

Deed Page:

Instrument: [D216266291](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOCKETT GARY;LOCKETT LARRY	2/20/2016	D216114334		
LOCKETT ALMA JEAN	9/21/1992	00107900000339	0010790	0000339
POWERS NANCY A	12/31/1900	00076720000146	0007672	0000146
SANDLIN HOMES INC	12/30/1900	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	\$209,768	\$15,000	\$224,768	\$200,153
2024	\$209,768	\$15,000	\$224,768	\$181,957
2023	\$203,381	\$15,000	\$218,381	\$165,415
2022	\$150,378	\$15,000	\$165,378	\$150,377
2021	\$140,033	\$15,000	\$155,033	\$136,706
2020	\$125,054	\$15,000	\$140,054	\$124,278

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.