



Address: [4212 ASHMORE DR](#)
City: NORTH RICHLAND HILLS
Georeference: 34080-2-4
Subdivision: RICHLAND HEIGHTS ADDITION
Neighborhood Code: 3H040X

Latitude: 32.8256890817
Longitude: -97.2100730183
TAD Map: 2084-420
MAPSCO: TAR-052P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RICHLAND HEIGHTS ADDITION
Block 2 Lot 4

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: 1958

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$288,753

Protest Deadline Date: 5/24/2024

Site Number: 02334380

Site Name: RICHLAND HEIGHTS ADDITION-2-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,838

Percent Complete: 100%

Land Sqft^{*}: 10,015

Land Acres^{*}: 0.2299

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:

NATHANIEL AND LINDA BEARD FAMILY TRUST

Primary Owner Address:

4212 ASHMORE DR
NORTH RICHLAND HILLS, TX 76180

Deed Date: 12/11/2024

Deed Volume:

Deed Page:

Instrument: [D224224814](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEARD PROTECTION TRUST	3/7/2024	D224044466		
BEARD LINDA;BEARD NATHANIEL JR	8/20/1990	00100220002155	0010022	0002155
FRIDAY JOHN LEE;FRIDAY TRACY	10/15/1984	00079830000247	0007983	0000247
BILLY R LUSK	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	\$238,731	\$50,022	\$288,753	\$288,753
2024	\$238,731	\$50,022	\$288,753	\$237,216
2023	\$236,179	\$50,022	\$286,201	\$215,651
2022	\$206,773	\$35,052	\$241,825	\$196,046
2021	\$168,873	\$20,000	\$188,873	\$178,224
2020	\$155,656	\$20,000	\$175,656	\$162,022

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

- DISABLED VET 100 PCT 11.131

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.