



Address: [4313 LYNN TERR](#)
City: NORTH RICHLAND HILLS
Georeference: 34080-2-18
Subdivision: RICHLAND HEIGHTS ADDITION
Neighborhood Code: 3H040X

Latitude: 32.8272275017
Longitude: -97.2096622586
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 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: 1961

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02334534

Site Name: RICHLAND HEIGHTS ADDITION-2-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,839

Percent Complete: 100%

Land Sqft^{*}: 9,995

Land Acres^{*}: 0.2294

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:

MORRISON JOHNATHAN PATRICK

Primary Owner Address:

4313 LYNN TERR
NORTH RICHLAND HILLS, TX 76180

Deed Date: 1/31/2023

Deed Volume:

Deed Page:

Instrument: [D223018904](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	8/29/2022	D222243953		
THORNHILL CHERYL E	8/15/2022	D222243952		
THORNHILL CHERYL E;THORNHILL RUBEN W	5/11/2015	D215103238		
THORNHILL RUBEN W	9/19/2014	D214207179		
PARHAM MICHAEL H;PARHAM THERESA	9/15/2009	D209256431	0000000	0000000
BLAIR DOROTHY N EST	1/21/2003	000000000000000	0000000	0000000
BLAIR DELBERT EST;BLAIR DOROTHY	9/23/1992	00108010000694	0010801	0000694
REATHER HOWARD;REATHER RUTH	6/25/1986	00085910001985	0008591	0001985
T H FRY	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	\$238,789	\$49,975	\$288,764	\$288,764
2024	\$238,789	\$49,975	\$288,764	\$288,764
2023	\$236,237	\$49,975	\$286,212	\$286,212
2022	\$206,824	\$34,982	\$241,806	\$241,806
2021	\$168,913	\$20,000	\$188,913	\$188,913
2020	\$155,693	\$20,000	\$175,693	\$175,693

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.