



**Address:** [4217 LYNN TERR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 34080-2-24  
**Subdivision:** RICHLAND HEIGHTS ADDITION  
**Neighborhood Code:** 3H040X

**Latitude:** 32.8259080962  
**Longitude:** -97.2096652544  
**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 24

**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:** 1957

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$228,309

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

**Site Number:** 02334593

**Site Name:** RICHLAND HEIGHTS ADDITION-2-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,344

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,000

**Land Acres<sup>\*</sup>:** 0.2295

**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:**

RIVERA ADRIANA G

**Primary Owner Address:**

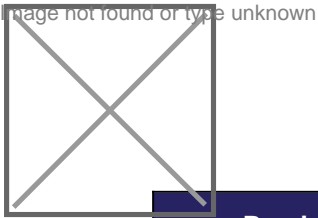
4217 LYNN TERR  
FORT WORTH, TX 76180-7327

**Deed Date:** 1/14/2004

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D204015164](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRIDDLE MARY CATHERINE	2/7/1997	000000000000000	0000000	0000000
CRIDDLE JACK	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 <sup>+</sup>
2025	\$138,311	\$50,000	\$188,311	\$188,311
2024	\$178,309	\$50,000	\$228,309	\$188,816
2023	\$176,459	\$50,000	\$226,459	\$171,651
2022	\$154,874	\$35,000	\$189,874	\$156,046
2021	\$127,044	\$20,000	\$147,044	\$141,860
2020	\$117,102	\$20,000	\$137,102	\$128,964

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.