



**Address:** [4312 LYNN TERR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 34080-3-11  
**Subdivision:** RICHLAND HEIGHTS ADDITION  
**Neighborhood Code:** 3H040X

**Latitude:** 32.8272246735  
**Longitude:** -97.2090925312  
**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 3 Lot 11

**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:** 1959

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$244,672

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

**Site Number:** 02334755

**Site Name:** RICHLAND HEIGHTS ADDITION-3-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,568

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,005

**Land Acres<sup>\*</sup>:** 0.2296

**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:**

HAYNES HEATHER R

**Primary Owner Address:**

4312 LYNN TERR  
FORT WORTH, TX 76180-7328

**Deed Date:** 2/25/2002

**Deed Volume:** 0015509

**Deed Page:** 0000137

**Instrument:** 00155090000137

Previous Owners	Date	Instrument	Deed Volume	Deed Page
POLLARD RONALD S	2/26/1997	00126850001878	0012685	0001878
POLLARD RONALD S; POLLARD TERESA L	5/31/1995	00119820001568	0011982	0001568
DANIELS BENNIE JR	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	\$194,664	\$50,008	\$244,672	\$224,828
2024	\$194,664	\$50,008	\$244,672	\$204,389
2023	\$192,621	\$50,008	\$242,629	\$185,808
2022	\$168,890	\$35,018	\$203,908	\$168,916
2021	\$138,301	\$20,000	\$158,301	\$153,560
2020	\$127,477	\$20,000	\$147,477	\$139,600

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.