



**Address:** [5149 JENNINGS DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 34150-4-1R1  
**Subdivision:** RICHLAND OAKS SUBDIVISION  
**Neighborhood Code:** 3M130F

**Latitude:** 32.8418348046  
**Longitude:** -97.2025624825  
**TAD Map:** 2090-424  
**MAPSCO:** TAR-052G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RICHLAND OAKS SUBDIVISION  
Block 4 Lot 1R1

**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:** 2021

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$303,448

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

**Site Number:** 02362686

**Site Name:** RICHLAND OAKS SUBDIVISION-4-1R1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,395

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,879

**Land Acres<sup>\*</sup>:** 0.2038

**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:**

NGUYEN KHOI T  
TRAN MAI PHUC THI

**Primary Owner Address:**

5149 JENNINGS DR  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 11/14/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219266256](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROYAL CROWN INVESTMENTS LLC	7/27/2017	<a href="#">D217174508</a>		
GRAHAM JOSHUA STEWART	2/27/2014	<a href="#">D214042167</a>	0000000	0000000
RESCHREITER ANA	4/9/2008	<a href="#">D208140752</a>	0000000	0000000
NUNLEY ALICE R	11/19/1988	000000000000000	0000000	0000000
NUNLEY CLAUDE E	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	\$216,833	\$86,615	\$303,448	\$303,448
2024	\$216,833	\$86,615	\$303,448	\$285,198
2023	\$248,122	\$86,615	\$334,737	\$259,271
2022	\$206,826	\$86,615	\$293,441	\$235,701
2021	\$0	\$26,250	\$26,250	\$26,250
2020	\$0	\$26,250	\$26,250	\$26,250

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.