



**Address:** [4925 BLANEY AVE](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 39230-10-3  
**Subdivision:** SNOW HEIGHTS ADDITION  
**Neighborhood Code:** 3H040L

**Latitude:** 32.8377117117  
**Longitude:** -97.2291087  
**TAD Map:** 2078-424  
**MAPSCO:** TAR-051M



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

## PROPERTY DATA

**Legal Description:** SNOW HEIGHTS ADDITION  
Block 10 Lot 3

**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:** 1962

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02789124

**Site Name:** SNOW HEIGHTS ADDITION-10-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,203

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,322

**Land Acres<sup>\*</sup>:** 0.1910

**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:**

MENEZES ZACHARY L

**Primary Owner Address:**

4925 BLANEY AVE  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 2/10/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223021892](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MENEZES WENDY DIANE	8/19/2022	<a href="#">D222208797</a>		
PEEPLES MATTHEW BRANDON;VIRK ARNITESHVAR SINGH	10/23/2020	<a href="#">D220276276</a>		
AVMP2020 LLC	6/22/2020	<a href="#">D220153794</a>		
HAZLEWOOD JAMES R	2/9/2013	<a href="#">D213036177</a>		
HAZLEWOOD PEGGY B NORMAN ESTATE	2/8/2013	2019-PR02779-2		
NORMAN PEGGY B	11/24/2004	<a href="#">D204371397</a>	0000000	0000000
NORMAN PEGGY B	11/23/2004	<a href="#">D204371397</a>	0000000	0000000
NORMAN JAS HAZELWOOD;NORMAN PEGGY	5/14/2003	00167080000252	0016708	0000252
NORMAN PEGGY B	5/31/1997	00128610000559	0012861	0000559
NORMAN PEGGY B;NORMAN WILLIAM	12/31/1900	00069440001631	0006944	0001631

## 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	\$303,387	\$41,613	\$345,000	\$345,000
2024	\$303,387	\$41,613	\$345,000	\$345,000
2023	\$303,578	\$41,613	\$345,191	\$345,191
2022	\$214,871	\$29,129	\$244,000	\$244,000
2021	\$221,273	\$24,000	\$245,273	\$245,273
2020	\$188,059	\$24,000	\$212,059	\$212,059

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

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## Tarrant Appraisal District Property Information | PDF

- 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.