



**Address:** [3913 HONEY LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** A 953-2E04F  
**Subdivision:** LYNCH, MAHALY SURVEY  
**Neighborhood Code:** 3H040F

**Latitude:** 32.8214038999  
**Longitude:** -97.2448942758  
**TAD Map:** 2078-420  
**MAPSCO:** TAR-051T



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** LYNCH, MAHALY SURVEY  
Abstract 953 Tract 2E04F

**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:** 1950  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$186,358  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 04321421  
**Site Name:** LYNCH, MAHALY SURVEY-2E04F-20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 832  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,850  
**Land Acres<sup>\*</sup>:** 0.2490  
**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:**  
LANCASTER KEVIN  
**Primary Owner Address:**  
3913 HONEY LN  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 11/3/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220302331](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANCASTER DEBRA;LANCASTER KEVIN	11/28/2018	<a href="#">D218261784</a>		
LESLIE JULIA A;NUGENT DANIEL D	9/1/2006	<a href="#">D206277923</a>	0000000	0000000
ALI SHAHID R	11/17/2003	<a href="#">D203435844</a>	0000000	0000000
PARKER J R EST	12/31/1900	00000000000000	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	\$135,083	\$51,275	\$186,358	\$168,412
2024	\$135,083	\$51,275	\$186,358	\$153,102
2023	\$123,142	\$51,275	\$174,417	\$139,184
2022	\$114,042	\$35,805	\$149,847	\$126,531
2021	\$108,028	\$7,000	\$115,028	\$115,028
2020	\$124,000	\$7,000	\$131,000	\$131,000

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.