



**Address:** [3720 GRANADA DR](#)  
**City:** RICHLAND HILLS  
**Georeference:** 34090-70-35  
**Subdivision:** RICHLAND HILLS ADDITION  
**Neighborhood Code:** 3H040V

**Latitude:** 32.8200691907  
**Longitude:** -97.2161060613  
**TAD Map:** 2084-416  
**MAPSCO:** TAR-052S



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** RICHLAND HILLS ADDITION  
Block 70 Lot 35 50% UNDIVIDED INTEREST  
**Jurisdictions:**  
CITY OF RICHLAND HILLS (020)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDVILLE ISD (902)  
**Site Number:** 04566408  
**Site Name:** RICHLAND HILLS ADDITION 70 35 50% UNDIVIDED INTEREST  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size+++:** 2,158  
**State Code:** A  
**Percent Complete:** 100%  
**Year Built:** 1955  
**Land Sqft\*:** 15,400  
**Personal Property Account:** N/A  
**Land Acres\*:** 0.3535  
**Agent:** None  
**Pool:** N  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$160,282  
**Protest Deadline Date:** 5/24/2024

+++ Rounded.  
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
SCALLAN MARY ANN  
**Primary Owner Address:**  
3720 GRANADA DR  
RICHLAND HILLS, TX 76118  
**Deed Date:** 1/1/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D201146885](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICHWINE ADRIENNE;RICHWINE M SCALLAN	6/21/2001	00149720000264	0014972	0000264
MARSHALL JON W	12/31/1900	000000000000000	0000000	0000000
BENNISON EDW M	12/30/1900	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	\$131,232	\$29,050	\$160,282	\$156,442
2024	\$131,232	\$29,050	\$160,282	\$142,220
2023	\$104,004	\$29,050	\$133,054	\$129,291
2022	\$100,924	\$20,174	\$121,098	\$117,537
2021	\$101,809	\$10,000	\$111,809	\$106,852
2020	\$87,138	\$10,000	\$97,138	\$97,138

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.