



**Address:** [4921 MARYANNA WAY](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 34230-42B1-45A  
**Subdivision:** RICHLAND TERRACE ADDITION  
**Neighborhood Code:** A3B010C

**Latitude:** 32.8373095968  
**Longitude:** -97.2196216634  
**TAD Map:** 2084-424  
**MAPSCO:** TAR-052J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RICHLAND TERRACE  
ADDITION Block 42B1 Lot 45A

**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:** 1984

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Site Number:** 05102200

**Site Name:** RICHLAND TERRACE ADDITION-42B1-45A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 870

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,141

**Land Acres<sup>\*</sup>:** 0.0721

<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:**

ARYAN INVESTMENTS LLC

**Primary Owner Address:**

5737 OAK HILL RD  
FORT WORTH, TX 76148

**Deed Date:** 1/8/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220005037](#)

| Previous Owners                    | Date       | Instrument                 | Deed Volume | Deed Page |
|------------------------------------|------------|----------------------------|-------------|-----------|
| KARBHARI MARVIN                    | 2/28/2014  | <a href="#">D214041914</a> | 0000000     | 0000000   |
| DUCKWORTH CHARITY E                | 9/19/1995  | 00121180000087             | 0012118     | 0000087   |
| DUCKWORTH CHARITY;DUCKWORTH W P SR | 6/12/1990  | 00099550000161             | 0009955     | 0000161   |
| LANDMARK BANK OF FT WORTH          | 5/2/1989   | 00095830002021             | 0009583     | 0002021   |
| BEDFORD NATL BANK                  | 8/19/1985  | 00083130001457             | 0008313     | 0001457   |
| BEANE & ASSOC INC                  | 12/23/1983 | 00076980000497             | 0007698     | 0000497   |
| LADECO INC                         | 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 | \$170,000          | \$15,000    | \$185,000    | \$185,000                    |
| 2024 | \$170,000          | \$15,000    | \$185,000    | \$185,000                    |
| 2023 | \$170,703          | \$15,000    | \$185,703    | \$185,703                    |
| 2022 | \$100,999          | \$15,000    | \$115,999    | \$115,999                    |
| 2021 | \$100,999          | \$15,000    | \$115,999    | \$115,999                    |
| 2020 | \$101,000          | \$15,000    | \$116,000    | \$116,000                    |

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

There are no exemptions for this property

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.