



**Address:** [5001 MARYANNA WAY](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 34230-42B1-51A  
**Subdivision:** RICHLAND TERRACE ADDITION  
**Neighborhood Code:** A3B010C

**Latitude:** 32.8377183401  
**Longitude:** -97.2196171524  
**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 51A

**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:** None

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

**Site Number:** 05102278

**Site Name:** RICHLAND TERRACE ADDITION-42B1-51A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,280

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,421

**Land Acres<sup>\*</sup>:** 0.0785

**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:**

PEREZ SAUL JULIO

RODRIGUEZ MARIBEL CHARRIS

**Primary Owner Address:**

5001 MARYANNA WAY

NORTH RICHLAND HILLS, TX 75180

**Deed Date:** 12/18/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224003270](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JAVIER VILLARREAL LIVING TRUST	3/10/2023	<a href="#">D223058044</a>		
VILLARREAL JAVIER	5/7/2020	<a href="#">D220104837</a>		
PARKER HOLLAND HOMES, LLC	11/30/2016	<a href="#">D216283072</a>		
DIETZ LOUIS E	9/6/1984	00079440000707	0007944	0000707
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	\$226,793	\$15,000	\$241,793	\$241,793
2024	\$226,793	\$15,000	\$241,793	\$241,793
2023	\$214,618	\$15,000	\$229,618	\$229,618
2022	\$163,204	\$15,000	\$178,204	\$178,204
2021	\$152,135	\$15,000	\$167,135	\$167,135
2020	\$136,106	\$15,000	\$151,106	\$151,106

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.