



**Address:** [6705 LUCAS LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 34064-1-2  
**Subdivision:** RICHFIELD AT THE PARKS ADDN  
**Neighborhood Code:** 3M030X

**Latitude:** 32.8680036645  
**Longitude:** -97.216568622  
**TAD Map:** 2084-436  
**MAPSCO:** TAR-038S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RICHFIELD AT THE PARKS  
ADDN Block 1 Lot 2

**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:** 2001

**Personal Property Account:** N/A

**Agent:** TEXAS TAX PROTEST (05909)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$378,952

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

**Site Number:** 07630697

**Site Name:** RICHFIELD AT THE PARKS ADDN-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,960

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,501

**Land Acres<sup>\*</sup>:** 0.1721

**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:**

OAKLEY LIVING TRUST

**Primary Owner Address:**

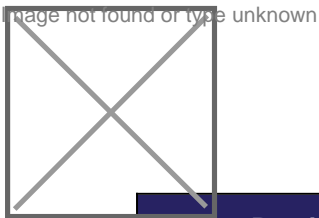
6705 LUCAS LN  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 8/2/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218173623](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
OAKLEY JEFFREY;OAKLEY LISA	2/20/2002	00155150000359	0015515	0000359
ALAMO BUILDERS INC	5/10/2001	00149290000015	0014929	0000015
WJF DEVELOPMENT LLC	1/1/2000	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	\$305,767	\$73,185	\$378,952	\$378,952
2024	\$305,767	\$73,185	\$378,952	\$364,163
2023	\$307,247	\$73,185	\$380,432	\$331,057
2022	\$291,023	\$45,000	\$336,023	\$300,961
2021	\$233,819	\$45,000	\$278,819	\$273,601
2020	\$229,888	\$45,000	\$274,888	\$248,728

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.