



Address: [6733 LUCAS LN](#)
City: NORTH RICHLAND HILLS
Georeference: 34064-1-9
Subdivision: RICHFIELD AT THE PARKS ADDN
Neighborhood Code: 3M030X

Latitude: 32.8693181294
Longitude: -97.2166147373
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 9

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: 2001
Personal Property Account: N/A
Agent: RYAN LLC (00320R)
Protest Deadline Date: 5/24/2024

Site Number: 07630786
Site Name: RICHFIELD AT THE PARKS ADDN-1-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,178
Percent Complete: 100%
Land Sqft^{*}: 7,481
Land Acres^{*}: 0.1717
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:
FKH SFR PROPCO K LP
Primary Owner Address:
1850 PARKWAY PL STE 900
MARIETTA, GA 30067

Deed Date: 5/27/2022
Deed Volume:
Deed Page:
Instrument: [D222153318](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WATSON KAREN A;WATSON PHILLIP A	2/27/2002	00155150000355	0015515	0000355
ALAMO CUSTOM BUILDERS INC	5/10/2001	00149280000353	0014928	0000353
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 ⁺
2025	\$247,676	\$72,972	\$320,648	\$320,648
2024	\$280,909	\$72,972	\$353,881	\$353,881
2023	\$321,778	\$72,972	\$394,750	\$394,750
2022	\$304,799	\$45,000	\$349,799	\$306,387
2021	\$244,928	\$45,000	\$289,928	\$278,534
2020	\$238,629	\$45,000	\$283,629	\$253,213

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.