



**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<sup>+++</sup>:** 2,178  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,481  
**Land Acres<sup>\*</sup>:** 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

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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	\$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

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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.