



Address: [6737 LUCAS LN](#)
City: NORTH RICHLAND HILLS
Georeference: 34064-1-10
Subdivision: RICHFIELD AT THE PARKS ADDN
Neighborhood Code: 3M030X

Latitude: 32.8695217968
Longitude: -97.2165145813
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 10

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: None

Notice Sent Date: 5/1/2025

Notice Value: \$450,059

Protest Deadline Date: 5/24/2024

Site Number: 07630794

Site Name: RICHFIELD AT THE PARKS ADDN-1-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,980

Percent Complete: 100%

Land Sqft^{*}: 12,471

Land Acres^{*}: 0.2862

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

SANTIAGO EDGARDO E
SANTIAGO ROSA

Primary Owner Address:

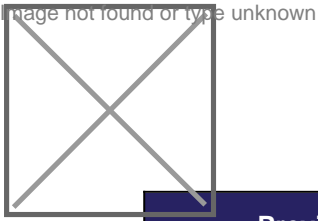
6737 LUCAS LN
FORT WORTH, TX 76182-3953

Deed Date: 10/30/2001

Deed Volume: 0015258

Deed Page: 0000113

Instrument: 00152580000113



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALAMO CUSTOM BUILDERS INC	8/6/2001	00150980000382	0015098	0000382
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	\$328,381	\$121,678	\$450,059	\$422,773
2024	\$328,381	\$121,678	\$450,059	\$384,339
2023	\$329,874	\$121,678	\$451,552	\$349,399
2022	\$308,575	\$45,000	\$353,575	\$317,635
2021	\$251,095	\$45,000	\$296,095	\$288,759
2020	\$246,658	\$45,000	\$291,658	\$262,508

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.