



**Address:** [6732 LUCAS LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 34064-1-12  
**Subdivision:** RICHFIELD AT THE PARKS ADDN  
**Neighborhood Code:** 3M030X

**Latitude:** 32.8694008632  
**Longitude:** -97.2159306079  
**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 12

**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:** 2002

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 07630824

**Site Name:** RICHFIELD AT THE PARKS ADDN-1-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,858

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,003

**Land Acres<sup>\*</sup>:** 0.2985

**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:**

FRIEND WILLIAM HAROLD  
MORTON JENNIFER MARIE

**Primary Owner Address:**

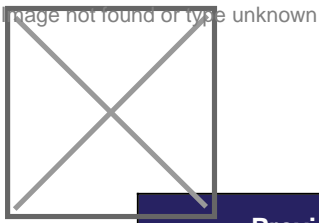
6732 LUCAS LN  
NORTH RICHLAND HILLS, TX 76182-3949

**Deed Date:** 9/3/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220226527](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN JESSIE E	4/29/2002	00156620000321	0015662	0000321
ALAMO CUSTOM BUILDERS INC	2/4/2002	00155110000250	0015511	0000250
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	\$238,116	\$126,862	\$364,978	\$364,978
2024	\$238,116	\$126,862	\$364,978	\$364,801
2023	\$291,171	\$126,862	\$418,033	\$331,637
2022	\$283,511	\$45,000	\$328,511	\$301,488
2021	\$229,080	\$45,000	\$274,080	\$274,080
2020	\$227,361	\$45,000	\$272,361	\$239,814

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.