



Address: [6716 LUCAS LN](#)
City: NORTH RICHLAND HILLS
Georeference: 34064-1-18
Subdivision: RICHFIELD AT THE PARKS ADDN
Neighborhood Code: 3M030X

Latitude: 32.8685219591
Longitude: -97.2160431128
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 18

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: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$370,000

Protest Deadline Date: 5/24/2024

Site Number: 07630913

Site Name: RICHFIELD AT THE PARKS ADDN-1-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,971

Percent Complete: 100%

Land Sqft^{*}: 7,501

Land Acres^{*}: 0.1721

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:

SFR ACQUISITIONS 4 LLC

Primary Owner Address:

120 S RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

Deed Date: 10/22/2024

Deed Volume:

Deed Page:

Instrument: [D224190064](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HPA TEXAS SUB 2016-2 LLC	9/13/2016	D216223987		
HP TEXAS I LLC	4/15/2016	D216081208		
GRIFFIN BRANDON WADE	12/6/2011	D212006409	0000000	0000000
GRIFFIN BRANDON W;GRIFFIN KRISTE	8/6/2010	D210191625	0000000	0000000
OLSON JUDY B;OLSON ROBERT C	8/27/2001	00151320000151	0015132	0000151
ALAMO CUSTOM BUILDERS INC	5/10/2001	00149280000361	0014928	0000361
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	\$257,172	\$73,185	\$330,357	\$330,357
2024	\$296,815	\$73,185	\$370,000	\$370,000
2023	\$328,622	\$73,185	\$401,807	\$401,807
2022	\$307,808	\$45,000	\$352,808	\$352,808
2021	\$197,093	\$45,000	\$242,093	\$242,093
2020	\$191,545	\$45,000	\$236,545	\$236,545

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.