

LOCATION

Address: [4325 LYNN TERR](#)
City: NORTH RICHLAND HILLS
Georeference: 34080-2-15
Subdivision: RICHLAND HEIGHTS ADDITION
Neighborhood Code: 3H040X

Latitude: 32.8279449022
Longitude: -97.2096606252
TAD Map: 2084-420
MAPSCO: TAR-052P



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RICHLAND HEIGHTS ADDITION
Block 2 Lot 15

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: 1960

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02334496

Site Name: RICHLAND HEIGHTS ADDITION-2-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,448

Percent Complete: 100%

Land Sqft^{*}: 15,250

Land Acres^{*}: 0.3500

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:

PEDEN LEE ALLAN

Primary Owner Address:

4325 LYNN TERR
FORT WORTH, TX 76180-7329

Deed Date: 5/20/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210123159](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARDAGE DAWN L	1/29/2004	D204036361	0000000	0000000
WILKERSON ANDREW	8/27/2003	D203350552	0017213	0000312
D F & J C BOX REV LIV TRUST	1/11/1994	00114080001476	0011408	0001476
BOX DOUGLAS F	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$185,589	\$57,875	\$243,464	\$199,229
2023	\$183,654	\$57,875	\$241,529	\$181,117
2022	\$161,132	\$40,260	\$201,392	\$164,652
2021	\$132,095	\$20,000	\$152,095	\$149,684
2020	\$121,757	\$20,000	\$141,757	\$136,076

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.