



**Address:** [4812 BLANEY AVE](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 39230-12-2  
**Subdivision:** SNOW HEIGHTS ADDITION  
**Neighborhood Code:** 3H040L

**Latitude:** 32.8351228174  
**Longitude:** -97.2285694543  
**TAD Map:** 2078-424  
**MAPSCO:** TAR-051M



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

**PROPERTY DATA**

**Legal Description:** SNOW HEIGHTS ADDITION  
Block 12 Lot 2

**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:** 1962  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 02789469  
**Site Name:** SNOW HEIGHTS ADDITION-12-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,590  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,625  
**Land Acres<sup>\*</sup>:** 0.2439  
**Pool:** Y

<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:**

MORAN STEVE A EST

**Primary Owner Address:**

4812 BLANEY AVE  
NORTH RICHLAND HILLS, TX 76180-8232

**Deed Date:** 8/20/2003

**Deed Volume:** 0017115

**Deed Page:** 0000227

**Instrument:** [D203316947](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAMRICK DANIELE;HAMRICK STEPHEN	4/29/1998	00131990000524	0013199	0000524
STIGLER B J;STIGLER KATIE	7/28/1989	00096630001360	0009663	0001360
DAY GAIL E	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$227,484	\$50,938	\$278,422	\$278,422
2023	\$233,790	\$50,938	\$284,728	\$284,728
2022	\$190,883	\$35,594	\$226,477	\$226,477
2021	\$175,590	\$24,000	\$199,590	\$192,592
2020	\$151,084	\$24,000	\$175,084	\$175,084

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.