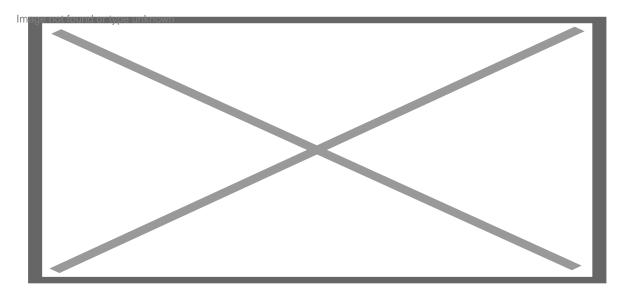


Tarrant Appraisal District Property Information | PDF Account Number: 05102111

Address: <u>4905 MARYANNA WAY</u> City: NORTH RICHLAND HILLS Georeference: 34230-42B1-37A Subdivision: RICHLAND TERRACE ADDITION Neighborhood Code: A3B010C

Latitude: 32.8367396943 Longitude: -97.2196264771 TAD Map: 2084-424 MAPSCO: TAR-052J





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

PROPERTY DATA

Legal Description: RICHLAND TERRACE ADDITION Block 42B1 Lot 37A

Jurisdictions:

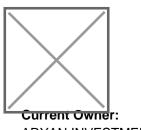
CITY OF N RICHLAND HILLS (018) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) BIRDVILLE ISD (902)

State Code: A Year Built: 1983 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 05102111 Site Name: RICHLAND TERRACE ADDITION-42B1-37A Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,089 Percent Complete: 100% Land Sqft^{*}: 2,562 Land Acres^{*}: 0.0588 Pool: N

+++ Rounded.

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

OWNER INFORMATION



ARYAN INVESTMENTS LLC

Primary Owner Address: 5737 OAK HILL RD WATAUGA, TX 76148 Deed Date: 1/8/2020 Deed Volume: Deed Page: Instrument: D220005034

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KARBHARI MARVIN	11/27/2012	D212295302	000000	0000000
WELLS FARGO BANK NA ASSOC	6/5/2012	D212153625	000000	0000000
WHEELER VIRGINIA L EST	9/29/2004	D204314460	0000000	0000000
YAGGI ETAL;YAGGI RONALD T	4/21/2004	D204216399	000000	0000000
YAGGI IRMA S EST	3/1/1990	00098820001620	0009882	0001620
WILES MERLE ANDERSON	8/23/1989	00096830001670	0009683	0001670
ANDERSON PARKER EDWARD	12/30/1988	00094750001279	0009475	0001279
ADMIN OF VETERANS AFFAIRS	9/7/1988	00093860001054	0009386	0001054
CHARLES F CURRY CO	9/6/1988	00093730001430	0009373	0001430
STAAB TERRY	3/16/1988	00092190001270	0009219	0001270
PETTY ROBERT; PETTY ROBIN	7/17/1985	00082460001769	0008246	0001769
ROACH JONATHAN	6/10/1985	00082060002243	0008206	0002243
HOLLAND DONNA J;HOLLAND LARRY W	11/23/1983	00076730001363	0007673	0001363
LADECO INC	12/31/1900	000000000000000000000000000000000000000	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	\$195,000	\$15,000	\$210,000	\$210,000
2023	\$187,000	\$15,000	\$202,000	\$202,000
2022	\$144,000	\$15,000	\$159,000	\$159,000
2021	\$113,323	\$15,000	\$128,323	\$128,323
2020	\$113,323	\$15,000	\$128,323	\$128,323

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.