



**Address:** [6112 ABBOTT AVE](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 7690-4-15  
**Subdivision:** COLLEGE HILLS ADDITION-NRH  
**Neighborhood Code:** 3M120E

**Latitude:** 32.8577409111  
**Longitude:** -97.2164586537  
**TAD Map:** 2084-432  
**MAPSCO:** TAR-038W



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** COLLEGE HILLS ADDITION-  
NRH Block 4 Lot 15

**Jurisdictions:**  
CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDEVILLE ISD (902)

**State Code:** A  
**Year Built:** 1974  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$270,030  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00564850  
**Site Name:** COLLEGE HILLS ADDITION-NRH-4-15  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,247  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,903  
**Land Acres<sup>\*</sup>:** 0.2732  
**Pool:** N

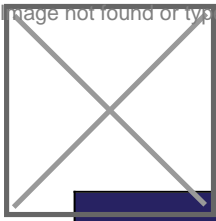
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
COX JOHN RUSSELL  
**Primary Owner Address:**  
6112 ABBOTT AVE  
FORT WORTH, TX 76180

**Deed Date:** 7/1/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224141772](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
COX JOHN RUSSELL;COX WANDA RUTH	10/6/2011	<a href="#">D211249577</a>	0000000	0000000
COX JOHN RUSSELL;COX WANDA R	2/21/1996	00122720001636	0012272	0001636
COX JOHN R	12/31/1900	000000000000000	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	\$215,030	\$55,000	\$270,030	\$270,030
2024	\$215,030	\$55,000	\$270,030	\$270,030
2023	\$193,913	\$55,000	\$248,913	\$248,913
2022	\$198,523	\$40,000	\$238,523	\$238,523
2021	\$189,334	\$40,000	\$229,334	\$217,371
2020	\$204,552	\$40,000	\$244,552	\$197,610

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.