



Address: [6561 LAKE SIDE CIR](#)
City: NORTH RICHLAND HILLS
Georeference: 25425-3-27
Subdivision: MEADOW LAKES ADDITION
Neighborhood Code: 3H060A

Latitude: 32.8367589388
Longitude: -97.2463918266
TAD Map: 2072-424
MAPSCO: TAR-051K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MEADOW LAKES ADDITION
Block 3 Lot 27

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: 1981

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$412,472

Protest Deadline Date: 5/24/2024

Site Number: 01712055

Site Name: MEADOW LAKES ADDITION-3-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,391

Percent Complete: 100%

Land Sqft^{*}: 12,978

Land Acres^{*}: 0.2979

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:

BECKMAN FRANKIE D

Primary Owner Address:

6561 LAKE SIDE CIR
FORT WORTH, TX 76180-7815

Deed Date: 4/29/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205124905](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARUTHERS DANA;CARUTHERS RONNIE	7/12/1991	00103620001278	0010362	0001278
SEEGER FREDRICK C;SEEGER JUNE F	1/28/1987	00088270000090	0008827	0000090
BLANEY JOHN W	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	\$333,005	\$79,467	\$412,472	\$412,472
2024	\$333,005	\$79,467	\$412,472	\$376,967
2023	\$310,753	\$79,467	\$390,220	\$342,697
2022	\$269,119	\$52,950	\$322,069	\$311,543
2021	\$238,221	\$45,000	\$283,221	\$283,221
2020	\$240,189	\$45,000	\$285,189	\$285,189

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.