



Address: [6809 LITTLE RANCH RD](#)
City: NORTH RICHLAND HILLS
Georeference: 26730-1-7
Subdivision: MORGAN MEADOWS SUBDIVISION
Neighborhood Code: 3M030A

Latitude: 32.8712819136
Longitude: -97.2261657601
TAD Map: 2084-436
MAPSCO: TAR-037V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MORGAN MEADOWS
SUBDIVISION Block 1 Lot 7

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: 1965

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$375,177

Protest Deadline Date: 5/24/2024

Site Number: 01815717

Site Name: MORGAN MEADOWS SUBDIVISION-1-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,654

Percent Complete: 100%

Land Sqft^{*}: 79,976

Land Acres^{*}: 1.8359

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:

MARUS WILSON FLAGG TRUST

Primary Owner Address:

1800 BEAM DR
SOUTHLAKE, TX 76092

Deed Date: 2/7/2025

Deed Volume:

Deed Page:

Instrument: [D225021326](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BREAKFALL HOME SOLUTIONS LLC	10/2/2023	D223179385		
BROOKS CODY MICHAEL;BROOKS DANIEL PAUL;BROOKS JEREMY DEWAYNE;BROOKS TIFFANY MICHELLE	2/4/2023	D223179383		
BROOKS NANCY JANE EST	10/14/2013	00055400000844	0005540	0000844
BROOKS CHARLES A EST;BROOKS NANCY	12/31/1900	00055400000844	0005540	0000844

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	\$62,477	\$312,700	\$375,177	\$375,177
2024	\$62,477	\$312,700	\$375,177	\$375,177
2023	\$51,610	\$312,700	\$364,310	\$230,435
2022	\$33,397	\$312,700	\$346,097	\$209,486
2021	\$62,982	\$229,500	\$292,482	\$190,442
2020	\$85,278	\$211,140	\$296,418	\$173,129

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.