



Address: [6717 LITTLE RANCH RD](#)
City: NORTH RICHLAND HILLS
Georeference: 26730-1-11
Subdivision: MORGAN MEADOWS SUBDIVISION
Neighborhood Code: 3M030A

Latitude: 32.8690694214
Longitude: -97.2261625152
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 11

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: 2017

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$738,101

Protest Deadline Date: 5/24/2024

Site Number: 01815776

Site Name: MORGAN MEADOWS SUBDIVISION-1-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,901

Percent Complete: 100%

Land Sqft^{*}: 79,956

Land Acres^{*}: 1.8355

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:

KENNEDY JAY
KENNEDY ALLISON

Primary Owner Address:

6717 LITTLE RANCH RD
NORTH RICHLAND HILLS, TX 76182

Deed Date: 12/22/2015

Deed Volume:

Deed Page:

Instrument: [D215286025](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RABEL GARY W;RABEL MARIE A	8/19/2014	D214181144		
FEDERAL NATIONAL MORTGAGE ASSO	4/14/2014	D214075076	0000000	0000000
WELLS FARGO BANK NA	4/1/2014	D214067472	0000000	0000000
CAMPBELL RUBY LORRAINE MO EST	3/23/2008	D209105672	0000000	0000000
CAMPBELL JAMES W SR;CAMPBELL RUBY	2/22/2000	00142250000484	0014225	0000484
LONG MARTHA E	6/30/1988	00000000000000	0000000	0000000
LONG MARTHA E;LONG T E	12/31/1900	00054640000758	0005464	0000758

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	\$425,439	\$312,662	\$738,101	\$694,489
2024	\$425,439	\$312,662	\$738,101	\$631,354
2023	\$341,241	\$312,662	\$653,903	\$573,958
2022	\$209,117	\$312,663	\$521,780	\$521,780
2021	\$406,457	\$229,438	\$635,895	\$635,895
2020	\$389,918	\$211,082	\$601,000	\$601,000

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.