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Address: [6716 LITTLE RANCH RD](#)
City: NORTH RICHLAND HILLS
Georeference: 26730-5-3
Subdivision: MORGAN MEADOWS SUBDIVISION
Neighborhood Code: 3M030A

Latitude: 32.8690084028
Longitude: -97.224697289
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 5 Lot 3

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: 1959

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$455,053

Protest Deadline Date: 5/24/2024

Site Number: 01816284

Site Name: MORGAN MEADOWS SUBDIVISION-5-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,688

Percent Complete: 100%

Land Sqft^{*}: 87,120

Land Acres^{*}: 2.0000

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:

MARTINSON ROBERT
MARTINSON LADONNA

Primary Owner Address:

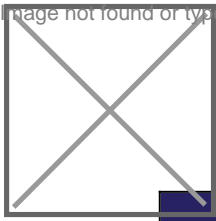
6716 LITTLE RANCH RD
N RICHLND HLS, TX 76182-3814

Deed Date: 6/13/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206182233](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAMPBELL LISA Y TR ETAL	4/8/2005	D205107644	0000000	0000000
GAUTHIER CATHERINE	11/15/1996	00125840001994	0012584	0001994
GAUTHIER MAE LORENE	12/21/1987	00091810001481	0009181	0001481
GAITHER CLARENCE R	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	\$130,053	\$325,000	\$455,053	\$362,740
2024	\$130,053	\$325,000	\$455,053	\$329,764
2023	\$105,212	\$325,000	\$430,212	\$299,785
2022	\$65,338	\$325,000	\$390,338	\$272,532
2021	\$126,677	\$250,000	\$376,677	\$247,756
2020	\$116,763	\$230,000	\$346,763	\$225,233

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.