

Tarrant Appraisal District

Property Information | PDF

Account Number: 01816306

Address: 6724 LITTLE RANCH RD City: NORTH RICHLAND HILLS

Georeference: 26730-5-4

Subdivision: MORGAN MEADOWS SUBDIVISION

Neighborhood Code: 3M030A

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

## PROPERTY DATA

Legal Description: MORGAN MEADOWS

SUBDIVISION Block 5 Lot 4

**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: 2014

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$679,053

Protest Deadline Date: 5/24/2024

Site Number: 01816306

Site Name: MORGAN MEADOWS SUBDIVISION 5 4

Latitude: 32.8697826113

**TAD Map:** 2084-436 **MAPSCO:** TAR-037V

Longitude: -97.224682954

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 4,268
Percent Complete: 100%

Land Sqft\*: 80,000 Land Acres\*: 1.8365

Pool: N

+++ Rounded.

## OWNER INFORMATION

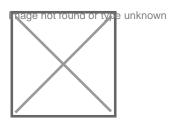
Current Owner:Deed Date: 10/31/2012VENTURA PEDRODeed Volume: 0000000Primary Owner Address:Deed Page: 00000006724 LITTLE RANCH RDInstrument: D212269810

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILSON FLORENE H	12/31/1900	00039530000505	0003953	0000505

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



**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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$366,315	\$312,738	\$679,053	\$656,543
2024	\$366,315	\$312,738	\$679,053	\$596,857
2023	\$294,314	\$312,738	\$607,052	\$542,597
2022	\$180,533	\$312,737	\$493,270	\$493,270
2021	\$352,047	\$229,562	\$581,609	\$581,609
2020	\$357,018	\$211,198	\$568,216	\$568,216

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.