



Address: [6704 MABELL ST](#)
City: NORTH RICHLAND HILLS
Georeference: 27330-1-2
Subdivision: MC COMAS SUBDIVISION
Neighborhood Code: 3M030T

Latitude: 32.8680838528
Longitude: -97.2169619148
TAD Map: 2084-436
MAPSCO: TAR-038S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MC COMAS SUBDIVISION Block
1 Lot 2

Jurisdictions:

CITY OF N RICHLAND HILLS (018)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDEVILLE ISD (902)

State Code: A

Year Built: 1976

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$362,935

Protest Deadline Date: 5/24/2024

Site Number: 01841831

Site Name: MC COMAS SUBDIVISION-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,996

Percent Complete: 100%

Land Sqft^{*}: 10,393

Land Acres^{*}: 0.2385

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:

MARTINEZ LOPEZ FAMILY TRUST

Primary Owner Address:

6704 MABELL ST
NORTH RICHLAND HILLS, TX 76182

Deed Date: 10/17/2024

Deed Volume:

Deed Page:

Instrument: [D224189309](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------------|------------|-----------------|-------------|-----------|
| BARRINGTON JULIE MARTINEZ | 10/30/2007 | 000000000000000 | 0000000 | 0000000 |
| BARRINGTON JULIE;BARRINGTON KEVIN EST | 6/25/1999 | 00138900000350 | 0013890 | 0000350 |
| GORE MICHAEL J | 12/30/1992 | 00109070000667 | 0010907 | 0000667 |
| JUSTIN STATE BANK | 7/7/1992 | 00107330000202 | 0010733 | 0000202 |
| AUSTIN JODY | 6/20/1986 | 00085870000277 | 0008587 | 0000277 |
| THOMPSON MICHAEL E | 12/31/1900 | 000000000000000 | 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 | \$261,530 | \$101,405 | \$362,935 | \$299,318 |
| 2024 | \$261,530 | \$101,405 | \$362,935 | \$272,107 |
| 2023 | \$256,787 | \$101,405 | \$358,192 | \$247,370 |
| 2022 | \$247,129 | \$101,405 | \$348,534 | \$224,882 |
| 2021 | \$194,196 | \$27,439 | \$221,635 | \$204,438 |
| 2020 | \$195,870 | \$27,439 | \$223,309 | \$185,853 |

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.