



**Address:** [6717 MABELL ST](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 27330-2-16  
**Subdivision:** MC COMAS SUBDIVISION  
**Neighborhood Code:** 3M030T

**Latitude:** 32.8688506747  
**Longitude:** -97.2175425129  
**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  
2 Lot 16

**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:** 1976  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$273,274  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01842102  
**Site Name:** MC COMAS SUBDIVISION-2-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,210  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,971  
**Land Acres<sup>\*</sup>:** 0.2289  
**Pool:** N

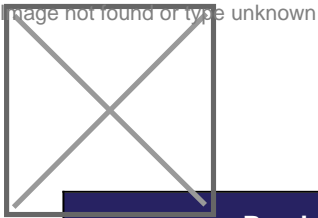
<sup>+++</sup> Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
SIMPSON MARLO MARIA  
**Primary Owner Address:**  
6717 MABELL ST  
NORTH RICHLAND HILLS, TX 76182-3928

**Deed Date:** 4/14/2014  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D214077345](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONRAD CONSULTING LLC	3/5/2013	<a href="#">D213061563</a>	0000000	0000000
PRUITT EDWARD A EST;PRUITT ONIE EST	12/31/1900	00061850000735	0006185	0000735

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 <sup>+</sup>
2025	\$175,992	\$97,282	\$273,274	\$213,723
2024	\$175,992	\$97,282	\$273,274	\$194,294
2023	\$196,436	\$97,282	\$293,718	\$176,631
2022	\$157,831	\$92,169	\$250,000	\$160,574
2021	\$131,799	\$26,324	\$158,123	\$145,976
2020	\$132,935	\$26,324	\$159,259	\$132,705

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.