



Address: [6448 SUDBURY WAY](#)
City: NORTH RICHLAND HILLS
Georeference: 30130-19-2
Subdivision: NORTH PARK ESTATES
Neighborhood Code: 3M070A

Latitude: 32.8640732941
Longitude: -97.2239965001
TAD Map: 2084-432
MAPSCO: TAR-037V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: NORTH PARK ESTATES Block
19 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: \$272,824

Protest Deadline Date: 5/24/2024

Site Number: 01950371

Site Name: NORTH PARK ESTATES-19-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,332

Percent Complete: 100%

Land Sqft^{*}: 7,020

Land Acres^{*}: 0.1611

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

BALCH RODNEY L
BALCH RUTH

Primary Owner Address:

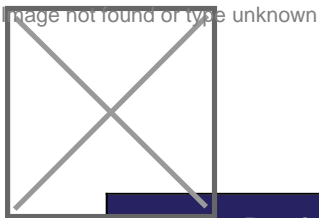
6448 SUDBURY WAY
FORT WORTH, TX 76182-4533

Deed Date: 5/4/2015

Deed Volume:

Deed Page:

Instrument: [D215101805](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BALCH RODNEY L	10/8/1986	00087110000831	0008711	0000831
BALCH DEBRA M;BALCH RODNEY L	2/28/1984	00077600000974	0007760	0000974
THOMAS J FERRUGGIA	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	\$222,824	\$50,000	\$272,824	\$254,964
2024	\$222,824	\$50,000	\$272,824	\$231,785
2023	\$236,713	\$50,000	\$286,713	\$210,714
2022	\$201,662	\$28,000	\$229,662	\$191,558
2021	\$185,704	\$28,000	\$213,704	\$174,144
2020	\$164,715	\$28,000	\$192,715	\$158,313

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)
- DISABLED VET 100 PCT 11.131

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.