



**Address:** [6816 PECAN PARK DR](#)  
**City:** RICHLAND HILLS  
**Georeference:** 34190-29A-5  
**Subdivision:** RICHLAND PARK ADDITION  
**Neighborhood Code:** 3H040Y

**Latitude:** 32.8047421928  
**Longitude:** -97.2356202095  
**TAD Map:** 2078-412  
**MAPSCO:** TAR-051Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RICHLAND PARK ADDITION  
Block 29A Lot 5

**Jurisdictions:**

CITY OF RICHLAND HILLS (020)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDEVILLE ISD (902)

**State Code:** A

**Year Built:** 1969

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$139,239

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02369257

**Site Name:** RICHLAND PARK ADDITION-29A-5

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,288

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,400

**Land Acres<sup>\*</sup>:** 0.2387

**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:**

ANGELL DANIEL MATEO

**Primary Owner Address:**

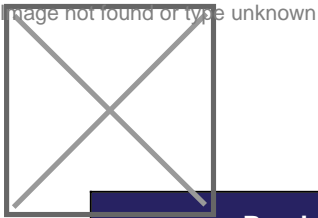
6816 PECAN PARK DR  
FORT WORTH, TX 76118

**Deed Date:** 1/19/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224019521](#)



| Previous Owners                | Date       | Instrument      | Deed Volume | Deed Page |
|--------------------------------|------------|-----------------|-------------|-----------|
| ANGELL PEGGY                   | 8/4/2010   | 000000000000000 | 0000000     | 0000000   |
| ANGELL JOHN LOUIS;ANGELL PEGGY | 12/31/1900 | 00065930000713  | 0006593     | 0000713   |

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 | \$126,589          | \$12,650    | \$139,239    | \$139,239                    |
| 2024 | \$126,589          | \$12,650    | \$139,239    | \$139,239                    |
| 2023 | \$127,339          | \$12,650    | \$139,989    | \$128,923                    |
| 2022 | \$108,363          | \$8,840     | \$117,203    | \$117,203                    |
| 2021 | \$107,806          | \$3,500     | \$111,306    | \$111,306                    |
| 2020 | \$128,263          | \$3,500     | \$131,763    | \$121,916                    |

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

There are no exemptions for this property

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.