



**Address:** [6749 MARILYN LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 39230-3-16  
**Subdivision:** SNOW HEIGHTS ADDITION  
**Neighborhood Code:** 3H040L

**Latitude:** 32.8364610748  
**Longitude:** -97.2355741487  
**TAD Map:** 2078-424  
**MAPSCO:** TAR-051L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SNOW HEIGHTS ADDITION  
Block 3 Lot 16

**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:** 1960

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$288,025

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02788055

**Site Name:** SNOW HEIGHTS ADDITION-3-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,512

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,500

**Land Acres<sup>\*</sup>:** 0.2180

**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:**

QUESTEL NICHOLAS F

**Primary Owner Address:**

6749 MARILYN LN  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 3/14/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219054897](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OCHOA G NUNEZ;OCHOA RAFAEL J	11/20/2009	<a href="#">D209313335</a>	0000000	0000000
CARAM GLORIA	10/15/2009	<a href="#">D209276084</a>	0000000	0000000
CARAM FARUK	3/31/2003	00167730000107	0016773	0000107
CARAM CLAUDIA R;CARAM FARUK L	12/19/2001	00153470000138	0015347	0000138
RAVEN PROERTIES INC	10/27/2001	00152240000072	0015224	0000072
PH & W PARTNERS INC	10/26/2001	00152240000071	0015224	0000071
HINKLE ELLA S	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 <sup>+</sup>
2025	\$240,525	\$47,500	\$288,025	\$288,025
2024	\$240,525	\$47,500	\$288,025	\$282,846
2023	\$247,095	\$47,500	\$294,595	\$257,133
2022	\$200,507	\$33,250	\$233,757	\$233,757
2021	\$181,348	\$24,000	\$205,348	\$205,348
2020	\$158,516	\$24,000	\$182,516	\$182,516

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.