



**Address:** [6301 FRED A LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 40790-1A-A  
**Subdivision:** SUNNY MEADOW ADDITION-NRH  
**Neighborhood Code:** 3M130P

**Latitude:** 32.8606184573  
**Longitude:** -97.207371977  
**TAD Map:** 2084-432  
**MAPSCO:** TAR-038X



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** SUNNY MEADOW ADDITION-NRH Block 1A Lot A

**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:** 1955  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03028534  
**Site Name:** SUNNY MEADOW ADDITION-NRH-1A-A  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,049  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 18,892  
**Land Acres<sup>\*</sup>:** 0.4337  
**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:**  
AARON GAGE  
KLOSTER STACIE  
**Primary Owner Address:**  
6301 FRED A LN  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 12/6/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223217220](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AARON GAGE CAMERON	6/23/2015	<a href="#">D215140753</a>		
GIESE G AARON;GIESE JENNILYN	8/24/2005	<a href="#">D205255768</a>	0000000	0000000
DAVIS BETTYE M;DAVIS JOE M	12/19/1991	00104830001642	0010483	0001642
ADMINISTRATOR VETERAN AFFAIRS	6/21/1991	00103050000184	0010305	0000184
FED NATIONAL MORTGAGE ASSOC	6/4/1991	00000000092683	0000000	0092683
MCKELVY JAMES F JR	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	\$263,908	\$75,000	\$338,908	\$338,908
2024	\$263,908	\$75,000	\$338,908	\$338,908
2023	\$249,809	\$75,000	\$324,809	\$267,377
2022	\$247,869	\$43,750	\$291,619	\$243,070
2021	\$177,223	\$43,750	\$220,973	\$220,973
2020	\$177,222	\$43,751	\$220,973	\$216,687

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.