



Address: [6300 FRED A LN](#)
City: NORTH RICHLAND HILLS
Georeference: 40790-1A-D
Subdivision: SUNNY MEADOW ADDITION-NRH
Neighborhood Code: 3M130P

Latitude: 32.8605676954
Longitude: -97.2067820552
TAD Map: 2090-432
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 D

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: TEXAS TAX PROTEST (05909)

Protest Deadline Date: 5/24/2024

Site Number: 03028569

Site Name: SUNNY MEADOW ADDITION-NRH-1A-D

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,050

Percent Complete: 100%

Land Sqft^{*}: 19,047

Land Acres^{*}: 0.4372

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CARROLL PATRICIA

Primary Owner Address:

8912 EVERGLADE DR
NORTH RICHLAND HILLS, TX 76182

Deed Date: 12/10/2015

Deed Volume:

Deed Page:

Instrument: [D215275671](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CREST GLOBAL INVESTMENTS, FUNDS II LLC	11/16/2015	D215275765		
GREER M O JR;GREER P A CARROLL	8/10/2007	D207284633	0000000	0000000
GEER M C GEER;GEER MICHAEL O	6/26/2006	D206191273	0000000	0000000
HOPKINS HAZEL LOUISE EST	6/28/1992	000000000000000	0000000	0000000
HOPKINS KENNETH W	12/31/1900	000000000000000	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	\$220,000	\$60,000	\$280,000	\$280,000
2024	\$220,000	\$60,000	\$280,000	\$280,000
2023	\$236,575	\$60,000	\$296,575	\$296,575
2022	\$245,000	\$35,000	\$280,000	\$280,000
2021	\$147,408	\$35,000	\$182,408	\$182,408
2020	\$147,408	\$35,000	\$182,408	\$182,408

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.