



**Address:** [6617 MEADOWRIDGE CT](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 25493-1-4  
**Subdivision:** MEADOW RIDGE ESTATES ADDITION  
**Neighborhood Code:** 3H060C

**Latitude:** 32.8371134721  
**Longitude:** -97.2407798144  
**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:** MEADOW RIDGE ESTATES  
ADDITION Block 1 Lot 4

**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:** 1984

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$351,211

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

**Site Number:** 04800699

**Site Name:** MEADOW RIDGE ESTATES ADDITION-1-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,123

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,669

**Land Acres<sup>\*</sup>:** 0.4056

**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:**

HAYES WAYNE  
HAYES CINDY L

**Primary Owner Address:**

6617 MEADOWRIDGE CT  
NORTH RICHLAND HILLS, TX 76180-7833

**Deed Date:** 1/27/1992

**Deed Volume:** 0010519

**Deed Page:** 0001309

**Instrument:** 00105190001309

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST GIBRALTAR BANK FSB	3/12/1990	00098710002334	0009871	0002334
TURNER DANNY L;TURNER KATHY D	5/7/1987	00089450000324	0008945	0000324
FIRST TEXAS SAVINGS ASSOC	11/11/1986	00087470001729	0008747	0001729
BILL MARTIN & ASSOC INC	9/20/1983	00076190000238	0007619	0000238
MARTIN DEVELOPMENT CORP	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	\$264,707	\$86,504	\$351,211	\$351,211
2024	\$264,707	\$86,504	\$351,211	\$330,282
2023	\$266,894	\$86,504	\$353,398	\$300,256
2022	\$254,162	\$57,601	\$311,763	\$272,960
2021	\$226,145	\$22,000	\$248,145	\$248,145
2020	\$227,968	\$22,000	\$249,968	\$235,135

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.