



Address: [6616 QUAIL RIDGE DR](#)
City: NORTH RICHLAND HILLS
Georeference: 31738-2-5
Subdivision: PARKRIDGE ESTATES (N R H)
Neighborhood Code: 3H060F

Latitude: 32.8337164244
Longitude: -97.2406845863
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: PARKRIDGE ESTATES (N R H)
Block 2 Lot 5

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$359,519

Protest Deadline Date: 5/24/2024

Site Number: 05095166

Site Name: PARKRIDGE ESTATES (N R H)-2-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,950

Percent Complete: 100%

Land Sqft^{*}: 9,812

Land Acres^{*}: 0.2252

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:

HINER GUY
HINER TERESA

Primary Owner Address:

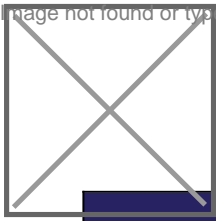
6616 QUAIL RIDGE DR
NORTH RICHLAND HILLS, TX 76180

Deed Date: 8/5/2024

Deed Volume:

Deed Page:

Instrument: [D224138502](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BELL REAL ESTATE GROUP LLC	5/2/2024	D224076213		
NOLES CAROL P	8/15/2023	142-23-159491		
NOLES CAROL P;NOLES EST DEWEY A	9/2/1986	00086680001322	0008668	0001322
HIGGINS DOUGLAS;HIGGINS TAWANA	2/21/1984	00077470000729	0007747	0000729
FENIMORE DUKE & BAILEY	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 ⁺
2025	\$285,929	\$73,590	\$359,519	\$359,519
2024	\$285,929	\$73,590	\$359,519	\$340,058
2023	\$291,855	\$73,590	\$365,445	\$283,382
2022	\$254,740	\$49,060	\$303,800	\$257,620
2021	\$221,811	\$30,000	\$251,811	\$234,200
2020	\$223,600	\$30,000	\$253,600	\$212,909

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.