



Address: [6312 CHRISTY CT](#)
City: NORTH RICHLAND HILLS
Georeference: 14675-1-9R
Subdivision: FOX HOLLOW ADDITION-NRH
Neighborhood Code: A3K010F

Latitude: 32.8614633217
Longitude: -97.2190170186
TAD Map: 2084-432
MAPSCO: TAR-038W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOX HOLLOW ADDITION-NRH
Block 1 Lot 9R

Jurisdictions:

CITY OF N RICHLAND HILLS (018)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDVILLE ISD (902)

State Code: A

Year Built: 1986

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 05418127

Site Name: FOX HOLLOW ADDITION-NRH-1-9R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,440

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

KOEHN RONALD

KOEHN KAREN

Primary Owner Address:

5400 OAK HAVEN DR
FORT WORTH, TX 76244-7266

Deed Date: 10/19/2021

Deed Volume:

Deed Page:

Instrument: [D221307603](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTER GRETCHEN;CARTER HOMER J	3/22/2007	D207105990	0000000	0000000
SULLIVAN GERALD F	6/27/1990	00099750000189	0009975	0000189
STANDARD FEDERAL SAVINGS BK	8/30/1989	00097490000698	0009749	0000698
FEDERAL HOME LOAN MTG CORP	10/4/1987	00091100000057	0009110	0000057
WILLIAMS MARY;WILLIAMS ROGER	10/15/1986	00087150001260	0008715	0001260
NATIONAL INVESTMENTS INC	10/14/1986	00087150001258	0008715	0001258
MARC PACE CONSTRUCTION INC	1/21/1986	00084330001310	0008433	0001310
GROWTH INVESTORS INC	9/11/1985	00083050000834	0008305	0000834
BURT COLLINS INVESTMENTS	1/1/1984	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	\$151,170	\$20,000	\$171,170	\$171,170
2024	\$188,290	\$20,000	\$208,290	\$208,290
2023	\$228,644	\$20,000	\$248,644	\$248,644
2022	\$164,000	\$20,000	\$184,000	\$184,000
2021	\$134,000	\$6,000	\$140,000	\$140,000
2020	\$134,000	\$6,000	\$140,000	\$140,000

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.