



Address: [6716 MEGAN LN](#)
City: NORTH RICHLAND HILLS
Georeference: 34068-4-5
Subdivision: RICHFIELD SUBDIVISION
Neighborhood Code: 3M070G

Latitude: 32.8685045655
Longitude: -97.2319706391
TAD Map: 2078-436
MAPSCO: TAR-037V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RICHFIELD SUBDIVISION Block
4 Lot 5

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: 1985

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 05583187

Site Name: RICHFIELD SUBDIVISION-4-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,666

Percent Complete: 100%

Land Sqft^{*}: 8,174

Land Acres^{*}: 0.1876

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:

MCDANIEL RYAN W

Primary Owner Address:

6716 MEGAN LN
NORTH RICHLAND HILLS, TX 76182

Deed Date: 10/19/2016

Deed Volume:

Deed Page:

Instrument: [D216246572](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JJ3 LLC	8/12/2016	D216187747		
PAFFORD JANE W;PAFFORD KENNETH K	10/26/2001	00152260000286	0015226	0000286
FRY BRANT	9/1/1998	00133990000094	0013399	0000094
BTHREE INC	10/30/1996	00125650000429	0012565	0000429
ALLRED LISA;ALLRED RONNIE	12/12/1985	00083960001679	0008396	0001679
SABINE VALLEY INDUSTRIES INC	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	\$218,522	\$60,000	\$278,522	\$278,522
2024	\$218,522	\$60,000	\$278,522	\$278,522
2023	\$251,542	\$60,000	\$311,542	\$275,534
2022	\$220,685	\$35,000	\$255,685	\$250,485
2021	\$192,714	\$35,000	\$227,714	\$227,714
2020	\$175,602	\$35,000	\$210,602	\$210,602

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.