



Address: [6828 MEGAN LN](#)
City: NORTH RICHLAND HILLS
Georeference: 34068-4-17
Subdivision: RICHFIELD SUBDIVISION
Neighborhood Code: 3M070G

Latitude: 32.8705018952
Longitude: -97.2322590716
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 17

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$360,965

Protest Deadline Date: 5/24/2024

Site Number: 05584078

Site Name: RICHFIELD SUBDIVISION-4-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,967

Percent Complete: 100%

Land Sqft^{*}: 8,179

Land Acres^{*}: 0.1877

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:

PLEDGER JANICE M
PLEDGER SCOTT

Primary Owner Address:

6828 MEGAN LN
N RICHLND HLS, TX 76182-4442

Deed Date: 8/28/2003

Deed Volume: 0017173

Deed Page: 0000287

Instrument: [D203335927](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REILLY SANDRA B;REILLY THOMAS G	6/2/1986	00085640001919	0008564	0001919
REILLY SANDRA B;REILLY THOMAS G	5/30/1986	00085640001919	0008564	0001919
SABINE VALLEY INDUSTRIES INC	1/1/1984	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	\$300,965	\$60,000	\$360,965	\$360,965
2024	\$300,965	\$60,000	\$360,965	\$356,051
2023	\$298,982	\$60,000	\$358,982	\$323,683
2022	\$278,169	\$35,000	\$313,169	\$294,257
2021	\$249,782	\$35,000	\$284,782	\$267,506
2020	\$208,205	\$35,000	\$243,205	\$243,187

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)
- DISABLED VET 30 to 49 PCT 11.22

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.