



**Address:** [6840 MEGAN LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 34068-4-20  
**Subdivision:** RICHFIELD SUBDIVISION  
**Neighborhood Code:** 3M070G

**Latitude:** 32.8710963989  
**Longitude:** -97.2323267638  
**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 20

**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:** None

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

**Site Number:** 05584159

**Site Name:** RICHFIELD SUBDIVISION-4-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,661

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,866

**Land Acres<sup>\*</sup>:** 0.3183

**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:**

VINSON DAWN MARIA  
FAIRLEY MARGARET D

**Primary Owner Address:**

6840 MEGAN LN  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 7/2/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221191753](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JASTROW DEBRA L;JASTROW ROBERT W	10/27/2010	<a href="#">D210270340</a>	0000000	0000000
MELLENBRUCH KENNETH W;MELLENBRUCH P	4/17/2000	00143030000303	0014303	0000303
HUFFMAN PAUL E	2/23/1995	00118910001232	0011891	0001232
THOMPSON K HARNAGEL;THOMPSON MICHAEL	6/7/1985	00082060000409	0008206	0000409
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 <sup>+</sup>
2025	\$351,733	\$60,000	\$411,733	\$411,733
2024	\$351,733	\$60,000	\$411,733	\$411,733
2023	\$349,421	\$60,000	\$409,421	\$396,033
2022	\$325,030	\$35,000	\$360,030	\$360,030
2021	\$277,186	\$35,000	\$312,186	\$292,562
2020	\$230,965	\$35,000	\$265,965	\$265,965

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.