



Address: [6844 MEGAN LN](#)
City: NORTH RICHLAND HILLS
Georeference: 34068-4-21
Subdivision: RICHFIELD SUBDIVISION
Neighborhood Code: 3M070G

Latitude: 32.8711465157
Longitude: -97.2326404276
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 21

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: 1986

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05584175

Site Name: RICHFIELD SUBDIVISION-4-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,672

Percent Complete: 100%

Land Sqft^{*}: 8,833

Land Acres^{*}: 0.2027

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:

GUZMAN NAIN

Primary Owner Address:

6844 MEGAN LN
NORTH RICHLAND HILLS, TX 76182

Deed Date: 11/15/2021

Deed Volume:

Deed Page:

Instrument: [D221333832](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARPER LOGAN	9/30/2009	D209263446	0000000	0000000
DOMINY JASON	11/29/2006	D206380950	0000000	0000000
EMC MORTGAGE COR	12/6/2005	D205369309	0000000	0000000
BECKNAL PAMELA G;BECKNAL RONNY D	9/28/1994	00117440000266	0011744	0000266
SEC OF HUD	6/30/1994	00116420001462	0011642	0001462
FLEET MORTGAGE CORPORATION	6/7/1994	00116170001439	0011617	0001439
GARDNER WILLIAM THOMAS	12/23/1991	00104920002387	0010492	0002387
PRUDENTIAL RELOCATION MGMT	10/1/1991	00104240001503	0010424	0001503
GRAVES REBECCA;GRAVES STEPHEN R	10/10/1990	00100670000712	0010067	0000712
SECRETARY OF HUD	6/18/1990	00099470000001	0009947	0000001
COLONIAL SAVINGS & LOAN ASSN	6/5/1990	00099540000036	0009954	0000036
REDDICK FRANCES;REDDICK JAMES	3/6/1986	00084750001390	0008475	0001390
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	\$257,001	\$60,000	\$317,001	\$317,001
2024	\$257,001	\$60,000	\$317,001	\$317,001
2023	\$255,330	\$60,000	\$315,330	\$315,330
2022	\$237,675	\$35,000	\$272,675	\$272,675
2021	\$213,590	\$35,000	\$248,590	\$234,639
2020	\$178,308	\$35,000	\$213,308	\$213,308

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.