



**Address:** [6856 MEGAN LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 34068-4-24  
**Subdivision:** RICHFIELD SUBDIVISION  
**Neighborhood Code:** 3M070G

**Latitude:** 32.8711229708  
**Longitude:** -97.2334200183  
**TAD Map:** 2078-436  
**MAPSCO:** TAR-037U



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 24

**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  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$378,515  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 05584256  
**Site Name:** RICHFIELD SUBDIVISION-4-24  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,972  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,221  
**Land Acres<sup>\*</sup>:** 0.2116  
**Pool:** Y

<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:**  
ROBLES VIRGINIA  
**Primary Owner Address:**  
6856 MEGAN LN  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 6/28/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224113966](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KOLKA ANDREW;KOLKA NIKOL	1/14/2019	<a href="#">D219009173</a>		
BARAKAT HANNA;BAYAA BELAL	2/14/2016	<a href="#">D216029888</a>		
2004-0000111 LLC;BARAKAT HANNA;BAYAA BELAL	2/13/2016	<a href="#">D216029886</a>		
AZUL GROUP INC	11/24/2015	<a href="#">D215270187</a>		
BRANDON CYNTHIA;BRANDON DAVE G	10/22/2004	<a href="#">D204340350</a>	0000000	0000000
DIAZ CONRAD A;DIAZ CYNTHIA	10/30/1996	00125700001793	0012570	0001793
TIPPITT CARON;TIPPITT MICHAEL	5/30/1985	00081960002033	0008196	0002033
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	\$318,515	\$60,000	\$378,515	\$378,515
2024	\$318,515	\$60,000	\$378,515	\$359,747
2023	\$316,562	\$60,000	\$376,562	\$327,043
2022	\$290,908	\$35,000	\$325,908	\$297,312
2021	\$235,284	\$35,000	\$270,284	\$270,284
2020	\$221,441	\$35,000	\$256,441	\$256,441

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.