



**Address:** [6725 MEGAN LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 34068-5-7  
**Subdivision:** RICHFIELD SUBDIVISION  
**Neighborhood Code:** 3M070G

**Latitude:** 32.8688501648  
**Longitude:** -97.2326970903  
**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  
5 Lot 7

**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:** \$391,665

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

**Site Number:** 05584361

**Site Name:** RICHFIELD SUBDIVISION-5-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,487

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,679

**Land Acres<sup>\*</sup>:** 0.2451

**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:**

SIMS JORDAN N  
SIMS KATLYN D

**Primary Owner Address:**

6725 MEGAN LN  
NORTH RICHLAND HILLS, TX 76182-4449

**Deed Date:** 5/28/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214114247](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAMB BRADLEY W;LAMB MELYNNA	2/12/2008	<a href="#">D208055257</a>	0000000	0000000
ROSS GEORGE M;ROSS JENNIFER	4/1/1991	00102160000843	0010216	0000843
LYON GARY KEITH	9/16/1987	00090800001882	0009080	0001882
ADMINISTRATOR VETERAN AFFAIRS	4/23/1987	00089220001863	0008922	0001863
EXPRESS MORTGAGE CORP	4/7/1987	00089410000897	0008941	0000897
WILSON PRISSCILLA;WILSON ROY	3/19/1986	00084890002016	0008489	0002016
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	\$331,665	\$60,000	\$391,665	\$391,665
2024	\$331,665	\$60,000	\$391,665	\$386,858
2023	\$329,490	\$60,000	\$389,490	\$351,689
2022	\$306,510	\$35,000	\$341,510	\$319,717
2021	\$275,159	\$35,000	\$310,159	\$290,652
2020	\$229,229	\$35,000	\$264,229	\$264,229

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.