



Address: [6805 MEGAN LN](#)
City: NORTH RICHLAND HILLS
Georeference: 34068-5-10
Subdivision: RICHFIELD SUBDIVISION
Neighborhood Code: 3M070G

Latitude: 32.8693432156
Longitude: -97.2327492308
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 10

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$335,235

Protest Deadline Date: 5/24/2024

Site Number: 05584426

Site Name: RICHFIELD SUBDIVISION-5-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,929

Percent Complete: 100%

Land Sqft^{*}: 9,989

Land Acres^{*}: 0.2293

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

HATCHER GARY W II

Primary Owner Address:

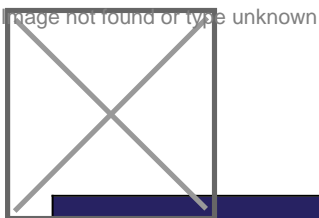
6805 MEGAN LN
NORTH RICHLAND HILLS, TX 76182

Deed Date: 11/16/2016

Deed Volume:

Deed Page:

Instrument: [D216269995](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR HOMES PHOENIX 2 LLC	8/31/2016	D216206485		
BRIDGEMAN STEPHEN	5/1/2007	D207155783	0000000	0000000
WADDLE CHARLCIE A;WADDLE WENDELL D	5/10/2004	D204144374	0000000	0000000
LAYNE CHARICIE;LAYNE STEPHEN L	11/19/1992	00108580000216	0010858	0000216
MILLER JAMES M;MILLER SHERYL J	8/31/1992	00107810001135	0010781	0001135
HORN BARBARA J;HORN BRADLEY R	8/12/1988	00093550001811	0009355	0001811
MILLER JAMES;MILLER SHERYL	4/25/1986	00085270000143	0008527	0000143
THE RITZ CO	5/22/1985	00081890001598	0008189	0001598
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	\$275,235	\$60,000	\$335,235	\$335,235
2024	\$275,235	\$60,000	\$335,235	\$323,832
2023	\$283,770	\$60,000	\$343,770	\$294,393
2022	\$282,542	\$35,000	\$317,542	\$267,630
2021	\$208,300	\$35,000	\$243,300	\$243,300
2020	\$208,300	\$35,000	\$243,300	\$243,300

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.