



Address: [6804 PRAIRIE HILL NORTH RD](#)
City: FORT WORTH
Georeference: 46091-10-2
Subdivision: WESTERN MEADOWS ADDITION
Neighborhood Code: 2N100V

Latitude: 32.8649027069
Longitude: -97.3354361579
TAD Map: 2048-432
MAPSCO: TAR-034V



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: WESTERN MEADOWS
ADDITION Block 10 Lot 2

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 1997

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$282,645

Protest Deadline Date: 5/24/2024

Site Number: 06006264

Site Name: WESTERN MEADOWS ADDITION-10-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,575

Percent Complete: 100%

Land Sqft^{*}: 6,888

Land Acres^{*}: 0.1581

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:

LEE MELODY

Primary Owner Address:

6804 PRAIRIE HILL RD N
FORT WORTH, TX 76131-2229

Deed Date: 11/9/2001

Deed Volume: 0015256

Deed Page: 0000609

Instrument: 00152560000609

Previous Owners	Date	Instrument	Deed Volume	Deed Page
POCHE HAROLD JR;POCHE SANDRA	8/26/1997	00128900000043	0012890	0000043
CHOICE HOMES-TEXAS INC	6/5/1997	00127920000307	0012792	0000307
LIPAN INC	4/10/1990	00098950002104	0009895	0002104
WESTERN MEADOWS JV	1/1/1986	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	\$207,645	\$75,000	\$282,645	\$282,645
2024	\$207,645	\$75,000	\$282,645	\$261,975
2023	\$244,547	\$40,000	\$284,547	\$238,159
2022	\$197,677	\$40,000	\$237,677	\$216,508
2021	\$157,583	\$40,000	\$197,583	\$196,825
2020	\$138,932	\$40,000	\$178,932	\$178,932

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.