



Address: [6809 MOSS LN](#)
City: NORTH RICHLAND HILLS
Georeference: 14610-87-24
Subdivision: FOSTER VILLAGE ADDITION
Neighborhood Code: 3M030Q

Latitude: 32.8880707586
Longitude: -97.2341498604
TAD Map: 2078-444
MAPSCO: TAR-037L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOSTER VILLAGE ADDITION
Block 87 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: 1991
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$522,624
Protest Deadline Date: 5/24/2024

Site Number: 06082122
Site Name: FOSTER VILLAGE ADDITION-87-24
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,208
Percent Complete: 100%
Land Sqft^{*}: 7,670
Land Acres^{*}: 0.1760
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:
ESPINOZA JONATHAN
ESPINOZA HEIDI
Primary Owner Address:
6809 MOSS LN
NORTH RICHLAND HILLS, TX 76182

Deed Date: 8/9/2019
Deed Volume:
Deed Page:
Instrument: [D219179098](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------------|------------|----------------|-------------|-----------|
| HORANY ANNIE J;HORANY GARY S | 7/25/2002 | 00158700000070 | 0015870 | 0000070 |
| ALEXANDER CHRIS;ALEXANDER RHADONNA | 10/23/1997 | 00129590000085 | 0012959 | 0000085 |
| BOSTICK DAVID;BOSTICK MARY ANN | 6/25/1991 | 00103040000533 | 0010304 | 0000533 |
| HIGHLAND HOMES INC | 11/6/1990 | 00100980000084 | 0010098 | 0000084 |
| JEFFERSON PROPERTIES HOLDING | 6/29/1989 | 00096350001184 | 0009635 | 0001184 |
| J P I LAND INC | 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 | \$462,624 | \$60,000 | \$522,624 | \$522,624 |
| 2024 | \$462,624 | \$60,000 | \$522,624 | \$490,215 |
| 2023 | \$453,273 | \$60,000 | \$513,273 | \$445,650 |
| 2022 | \$365,136 | \$40,000 | \$405,136 | \$405,136 |
| 2021 | \$345,735 | \$40,000 | \$385,735 | \$385,735 |
| 2020 | \$316,804 | \$40,000 | \$356,804 | \$356,804 |

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.