



**Address:** [6840 MOSS LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 14610-88-11  
**Subdivision:** FOSTER VILLAGE ADDITION  
**Neighborhood Code:** 3M030Q

**Latitude:** 32.8876608239  
**Longitude:** -97.2322590886  
**TAD Map:** 2078-444  
**MAPSCO:** TAR-037M



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 88 Lot 11

**Jurisdictions:**

CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDEVILLE ISD (902)

**State Code:** A

**Year Built:** 1993

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 06082300

**Site Name:** FOSTER VILLAGE ADDITION-88-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,002

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,820

**Land Acres<sup>\*</sup>:** 0.1795

**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:**

VILLEGAS FAMILY REVOCABLE TRUST  
VILLEGAS FAMILY REVOCABLE TRUST

**Primary Owner Address:**

6840 MOSS LN  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 6/30/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217180020](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VILLEGAS ANDRA L;VILLEGAS JAMES D	2/18/1994	00114600001730	0011460	0001730
J B HOMES INC	3/22/1993	00110030001711	0011003	0001711
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 <sup>+</sup>
2025	\$304,658	\$60,000	\$364,658	\$364,658
2024	\$304,658	\$60,000	\$364,658	\$364,658
2023	\$339,780	\$60,000	\$399,780	\$354,499
2022	\$282,272	\$40,000	\$322,272	\$322,272
2021	\$261,331	\$40,000	\$301,331	\$301,331
2020	\$240,014	\$40,000	\$280,014	\$276,686

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.