



**Address:** [6409 WESTGATE DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 40794-5-3  
**Subdivision:** SUNNYBROOK ADDITION-NRH  
**Neighborhood Code:** 3M040B

**Latitude:** 32.8639372639  
**Longitude:** -97.2049150888  
**TAD Map:** 2090-432  
**MAPSCO:** TAR-038Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUNNYBROOK ADDITION-NRH  
Block 5 Lot 3

**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

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

**Site Number:** 06103464

**Site Name:** SUNNYBROOK ADDITION-NRH-5-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,782

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,125

**Land Acres<sup>\*</sup>:** 0.2094

**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:**

FORDIANI THOMAS ROBERT JR

**Primary Owner Address:**

6409 WESTGATE DR  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 5/24/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223070361](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUTSON JIMMIE;OBERMILLER TINA;SMITH MICHELLE	5/23/2023	<a href="#">D222017371</a>		
HUTSON GLENDA R	10/22/1999	00140730000543	0014073	0000543
SCRUGGS MARY K;SCRUGGS WESLEY K	6/27/1991	00103060001882	0010306	0001882
CLASSIC CONCEPTS CUST HOMES	7/19/1990	00099900001222	0009990	0001222
SUNNYBROOK PROPERTIES INC	5/30/1989	00096050001489	0009605	0001489
TEXAS COMMERCE BANK-FT WORTH	5/3/1988	00092610001021	0009261	0001021
LLOYD DEVELOPMENT CORP	1/27/1987	00088260000830	0008826	0000830
NEW CENTURY DEV	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	\$301,600	\$89,038	\$390,638	\$390,638
2024	\$301,600	\$89,038	\$390,638	\$390,638
2023	\$276,683	\$70,000	\$346,683	\$283,906
2022	\$278,827	\$50,000	\$328,827	\$258,096
2021	\$184,633	\$50,000	\$234,633	\$234,633
2020	\$186,042	\$50,000	\$236,042	\$232,235

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.