



**Address:** [6421 WESTGATE DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 40794-5-6  
**Subdivision:** SUNNYBROOK ADDITION-NRH  
**Neighborhood Code:** 3M040B

**Latitude:** 32.8645399498  
**Longitude:** -97.2049208366  
**TAD Map:** 2090-432  
**MAPSCO:** TAR-038U



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 6

**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:** 1990  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$404,090  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 06103502  
**Site Name:** SUNNYBROOK ADDITION-NRH-5-6  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,950  
**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:**  
MIKHAIL FR THEOPHILUS  
MIKHAIL H  
**Primary Owner Address:**  
6421 WESTGATE DR  
NORTH RICHLAND HILLS, TX 76182-4705

**Deed Date:** 5/4/2005  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MIKHAIL ASHRAF;MIKHAIL HALA	4/15/2002	00156180000450	0015618	0000450
FIX JEFFREY D	10/14/1994	00117730001437	0011773	0001437
FIX JEFFREY;FIX MICHELLE	6/14/1991	00102890001975	0010289	0001975
CLASSIC CONCEPTS CUSTOM HMS	5/10/1990	00099260001422	0009926	0001422
SUNNYBROOK PROPERTIES INC	5/30/1989	00096050001489	0009605	0001489
TEXAS COMMERCE BANK-FT WORTH	5/3/1988	00092610001021	0009261	0001021
LLLOYD 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	\$315,052	\$89,038	\$404,090	\$330,887
2024	\$315,052	\$89,038	\$404,090	\$300,806
2023	\$288,877	\$70,000	\$358,877	\$273,460
2022	\$291,135	\$50,000	\$341,135	\$248,600
2021	\$176,000	\$50,000	\$226,000	\$226,000
2020	\$176,000	\$50,000	\$226,000	\$226,000

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.