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**Address:** [6316 MEADOW LAKES DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 25425-10-13R  
**Subdivision:** MEADOW LAKES ADDITION  
**Neighborhood Code:** 3H060A

**Latitude:** 32.8357886501  
**Longitude:** -97.252064623  
**TAD Map:** 2072-424  
**MAPSCO:** TAR-051J



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

## PROPERTY DATA

**Legal Description:** MEADOW LAKES ADDITION  
Block 10 Lot 13R

**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:** None

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

**Site Number:** 06354289

**Site Name:** MEADOW LAKES ADDITION-10-13R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,645

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,267

**Land Acres<sup>\*</sup>:** 0.2586

**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:**

PHILLIPS ANDREW J

PHILLIPS CONSTANCE A

**Primary Owner Address:**

6316 MEADOW LAKES DR

NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 7/20/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D22312905](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASH PENELOPE	10/12/2022	<a href="#">D222241467</a>		
NEWMAN KELLY C	10/23/2013	<a href="#">D213284211</a>	0000000	0000000
Unlisted	4/6/2001	00148210000390	0014821	0000390
JONES ANDREW A JR	2/19/1998	00131050000360	0013105	0000360
GREGORY BETTY	8/18/1995	00000000000000	0000000	0000000
GREGORY BETTY;GREGORY GLENN JR	9/22/1993	00112710000057	0011271	0000057
ALAMO CUSTOM BUILDERS INC	6/14/1993	00111520002333	0011152	0002333
MEADOW LAKES JV 21	12/31/1992	00109090002063	0010909	0002063
ROSTLAND TEXAS INC	2/20/1990	00098540001960	0009854	0001960
RICHLAND BAY DEVELOPMENT INC	1/1/1989	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	\$448,930	\$96,125	\$545,055	\$545,055
2024	\$448,930	\$96,125	\$545,055	\$545,055
2023	\$388,764	\$96,125	\$484,889	\$484,889
2022	\$338,636	\$64,081	\$402,717	\$393,481
2021	\$301,460	\$56,250	\$357,710	\$357,710
2020	\$303,727	\$56,250	\$359,977	\$359,977

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)

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## Tarrant Appraisal District Property Information | PDF

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.