



Address: [6616 CEDAR GROVE DR](#)
City: NORTH RICHLAND HILLS
Georeference: 47579-2-1
Subdivision: WOODLAND ESTATES
Neighborhood Code: 3M0402

Latitude: 32.8676424436
Longitude: -97.1909900296
TAD Map: 2090-436
MAPSCO: TAR-038V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WOODLAND ESTATES Block 2
Lot 1

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: 2006

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 40108325

Site Name: WOODLAND ESTATES-2-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,199

Percent Complete: 100%

Land Sqft^{*}: 10,890

Land Acres^{*}: 0.2500

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:

JUCAN WHITNEY ENGEL

JUCAN DAN ANTON

Primary Owner Address:

6616 CEDAR GROVE DR
N RICHLND HLS, TX 76182-4379

Deed Date: 4/25/2018

Deed Volume:

Deed Page:

Instrument: [D218088513](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARNES JOCELYN;BARNES RODGER	5/4/2007	D207166176	0000000	0000000
SCC HOMES LTD	3/10/2006	D207045506	0000000	0000000
NRH WOODLAND ESTATES LP	4/2/2005	D205104338	0000000	0000000
LAS BRISAS TOWNHOMES LTD PRTN	1/1/2002	000000000000000	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	\$533,575	\$106,250	\$639,825	\$639,825
2024	\$643,750	\$106,250	\$750,000	\$750,000
2023	\$592,684	\$106,250	\$698,934	\$698,934
2022	\$575,847	\$106,250	\$682,097	\$644,575
2021	\$453,250	\$110,000	\$563,250	\$563,250
2020	\$453,250	\$110,000	\$563,250	\$563,250

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.