



Address: [5620 SAWGRASS CT](#)
City: NORTH RICHLAND HILLS
Georeference: 21316A-1-6
Subdivision: IRON HORSE ADDITION PHASE II
Neighborhood Code: 3M110F

Latitude: 32.8498265565
Longitude: -97.2475332077
TAD Map: 2072-428
MAPSCO: TAR-051B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: IRON HORSE ADDITION
PHASE II Block 1 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: 2007

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (09234) N

Notice Sent Date: 4/15/2025

Notice Value: \$389,474

Protest Deadline Date: 5/24/2024

Site Number: 40255654

Site Name: IRON HORSE ADDITION PHASE II-1-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,234

Percent Complete: 100%

Land Sqft^{*}: 13,749

Land Acres^{*}: 0.3156

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MODIYIL JEFFERY ETAL

Primary Owner Address:

5620 SAWGRASS CT
NORTH RICHLAND HILLS, TX 76180-0817

Deed Date: 6/21/2007

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D207222552](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LP	4/24/2006	D206127530	0000000	0000000
WEEKLEY HOMES LP	4/21/2005	D205121405	0000000	0000000
TWO-MARK DEVELOPMENT CORP	3/19/2003	00167440000312	0016744	0000312
REBEL PROPERTIES II LTD	1/1/2003	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 ⁺
2025	\$314,474	\$75,000	\$389,474	\$361,458
2024	\$314,474	\$75,000	\$389,474	\$328,598
2023	\$355,386	\$75,000	\$430,386	\$298,725
2022	\$221,568	\$50,000	\$271,568	\$271,568
2021	\$221,568	\$50,000	\$271,568	\$271,568
2020	\$221,568	\$50,000	\$271,568	\$271,568

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.