



Address: [6709 SOUTH FORK DR](#)
City: NORTH RICHLAND HILLS
Georeference: 15927-10-12
Subdivision: GRAHAM RANCH
Neighborhood Code: 3M070F

Latitude: 32.8682434978
Longitude: -97.229143976
TAD Map: 2078-436
MAPSCO: TAR-037V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: GRAHAM RANCH Block 10 Lot 12

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: 2015
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$467,422
Protest Deadline Date: 5/24/2024

Site Number: 41084624
Site Name: GRAHAM RANCH-10-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,305
Percent Complete: 100%
Land Sqft^{*}: 9,818
Land Acres^{*}: 0.2253
Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
LATSHAW FAMILY TRUST
Primary Owner Address:
6709 S FORK DR
NORTH RICHLAND HILLS, TX 76182

Deed Date: 8/21/2023
Deed Volume:
Deed Page:
Instrument: [D223152441](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LATSHAW JOANNA;LATSHAW VINCENT E	3/4/2015	D215046796		
OCH CUSTOM LLC	3/3/2015	D215046525		
OUR COUNTRY HOMES INC	10/31/2014	D214242423		
GRAHAM RANCH PARTNERS LTD	1/1/2006	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	\$345,205	\$95,795	\$441,000	\$441,000
2024	\$371,627	\$95,795	\$467,422	\$440,595
2023	\$380,764	\$95,795	\$476,559	\$400,541
2022	\$293,076	\$95,795	\$388,871	\$364,128
2021	\$251,025	\$80,000	\$331,025	\$331,025
2020	\$241,759	\$80,000	\$321,759	\$321,759

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.