



**Address:** [6870 FOUR SIXES RANCH RD](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 15927-1-22  
**Subdivision:** GRAHAM RANCH  
**Neighborhood Code:** 3M070H

**Latitude:** 32.8717441546  
**Longitude:** -97.2320529975  
**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 1 Lot 22

**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:** 2017

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800009122

**Site Name:** GRAHAM RANCH 1 22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,015

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,033

**Land Acres<sup>\*</sup>:** 0.2074

**Pool:** Y

<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:**

DUGAN DANIEL J

DUGAN MARY M

**Primary Owner Address:**

6870 FOUR SIXES RANCH RD  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 4/4/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218073173](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EIS CONSTRUCTION INC	12/29/2016	<a href="#">D217005125</a>		
L C H HOLDINGS LLC	2/11/2016	<a href="#">D216031872</a>		
OUR COUNTRY HOMES INC	2/11/2016	<a href="#">D216031751</a>		



## VALUES

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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	\$503,740	\$88,145	\$591,885	\$591,885
2024	\$503,740	\$88,145	\$591,885	\$591,885
2023	\$504,942	\$88,145	\$593,087	\$593,087
2022	\$377,830	\$88,145	\$465,975	\$465,975
2021	\$391,003	\$80,000	\$471,003	\$471,003
2020	\$309,931	\$80,000	\$389,931	\$389,931

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

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There are no exemptions for this property

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.