

Property Information | PDF

Account Number: 42350865

Address: 6040 WESSEX ST
City: NORTH RICHLAND HILLS
Georeference: 6137R-11-16

Subdivision: CAMBRIDGE ESTATES

Neighborhood Code: 3M120J

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

Latitude: 32.8555083745

Longitude: -97.2275480696

TAD Map: 2078-432

## PROPERTY DATA

Legal Description: CAMBRIDGE ESTATES Block

11 Lot 16

**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: 2018

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$446,909

Protest Deadline Date: 5/24/2024

**Site Number:** 800034022

MAPSCO: TAR-051D

**Site Name:** CAMBRIDGE ESTATES 11 16 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,840
Percent Complete: 100%

Land Sqft\*: 6,400 Land Acres\*: 0.1469

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

POPOVICH EDWARD J

Primary Owner Address:

6040 WESSEX ST

NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 4/29/2019

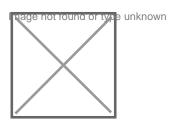
Deed Volume: Deed Page:

Instrument: D219094141

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCOTT SANDLIN HOMES LTD	10/11/2018	D218231821		

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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	\$384,477	\$62,432	\$446,909	\$445,568
2024	\$384,477	\$62,432	\$446,909	\$405,062
2023	\$354,005	\$62,432	\$416,437	\$368,238
2022	\$272,330	\$62,432	\$334,762	\$334,762
2021	\$277,532	\$75,000	\$352,532	\$342,548
2020	\$236,407	\$75,000	\$311,407	\$311,407

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.