



**Address:** [6040 WESSEX ST](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 6137R-11-16  
**Subdivision:** CAMBRIDGE ESTATES  
**Neighborhood Code:** 3M120J

**Latitude:** 32.8555083745  
**Longitude:** -97.2275480696  
**TAD Map:** 2078-432  
**MAPSCO:** TAR-051D



Google Map or type unknown

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

## 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  
**Site Name:** CAMBRIDGE ESTATES 11 16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,840  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,400  
**Land Acres<sup>\*</sup>:** 0.1469  
**Pool:** N

<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:**  
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	<a href="#">D218231821</a>		



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 <sup>+</sup>
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.

+ 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.