



Address: [6808 SWITCHBACK TR](#)
City: NORTH RICHLAND HILLS
Georeference: 46103-A-20
Subdivision: WESTERN RIDGE
Neighborhood Code: 3M040W

Latitude: 32.8730845376
Longitude: -97.1864754177
TAD Map: 2096-436
MAPSCO: TAR-039N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTERN RIDGE Block A Lot 20

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: 2021

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 800046423
Site Name: WESTERN RIDGE A 20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,996
Percent Complete: 100%
Land Sqft^{*}: 5,800
Land Acres^{*}: 0.1331
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:

GAUTAM MIN P
LAMICHHANE SRIJANA

Primary Owner Address:

6808 SWITCHBACK TRL
NORTH RICHLAND HILLS, TX 76182

Deed Date: 7/22/2021
Deed Volume:
Deed Page:
Instrument: [D221216593](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASHTON DALLAS RESIDENTIAL LLC	8/12/2020	D220224067		

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	\$436,905	\$55,250	\$492,155	\$492,155
2024	\$436,905	\$55,250	\$492,155	\$492,155
2023	\$417,750	\$55,250	\$473,000	\$473,000
2022	\$380,899	\$55,250	\$436,149	\$436,149
2021	\$0	\$7,500	\$7,500	\$7,500
2020	\$0	\$7,500	\$7,500	\$7,500

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.