



**Address:** [6313 ROVER LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 44276-D-24  
**Subdivision:** URBAN TRAIL ADDITION  
**Neighborhood Code:** A3B010J

**Latitude:** 32.8613865163  
**Longitude:** -97.2156602971  
**TAD Map:** 2084-432  
**MAPSCO:** TAR-038W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** URBAN TRAIL ADDITION Block  
D Lot 24 PLAT D220059844 PH 2

**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:** 2020  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800054177  
**Site Name:** URBAN TRAIL ADDITION D 24  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,243  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 2,560  
**Land Acres<sup>\*</sup>:** 0.0588  
**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:**  
ROBINSON TONIA ANN  
**Primary Owner Address:**  
6313 ROVER LN  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 4/21/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221112424](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CADENCE HOMES - URBAN TRAILS LLC	9/9/2020	<a href="#">D220228324</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	\$316,864	\$70,000	\$386,864	\$386,864
2024	\$316,864	\$70,000	\$386,864	\$386,864
2023	\$356,623	\$70,000	\$426,623	\$380,723
2022	\$266,112	\$80,000	\$346,112	\$346,112
2021	\$101,425	\$80,000	\$181,425	\$181,425
0	\$0	\$0	\$0	\$0

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.