

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42635703

Address: 6305 ROVER LN

City: NORTH RICHLAND HILLS Georeference: 44276-D-26

Subdivision: URBAN TRAIL ADDITION

Neighborhood Code: A3B010J

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

## Latitude: 32.8612510949 Longitude: -97.215661595

## PROPERTY DATA

Legal Description: URBAN TRAIL ADDITION Block

D Lot 26 PLAT D220059844 PH 2

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: 2020

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800054182

**TAD Map:** 2084-432 MAPSCO: TAR-038W

Site Name: URBAN TRAIL ADDITION D 26 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,690 Percent Complete: 100%

**Land Sqft\***: 1,760 Land Acres\*: 0.0404

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner: Deed Date: 11/18/2022** 

LOZUK JENNIFER **Deed Volume: Primary Owner Address:** 

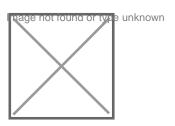
**Deed Page:** 6305 ROVER LN

Instrument: D224218342 NORTH RICHLAND HILLS, TX 76182

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOZUK JENNIFER;LOZUK TRISTAN	3/30/2021	D221087071		
CADENCE HOMES - URBAN TRAILS LLC	9/9/2020	D220228324		

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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	\$227,000	\$70,000	\$297,000	\$297,000
2024	\$245,000	\$70,000	\$315,000	\$315,000
2023	\$289,246	\$70,000	\$359,246	\$326,066
2022	\$216,424	\$80,000	\$296,424	\$296,424
2021	\$80,060	\$80,000	\$160,060	\$160,060
0	\$0	\$0	\$0	\$0

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.