



Address: [6241 PARKER BLVD](#)
City: NORTH RICHLAND HILLS
Georeference: 19096G-A-38
Subdivision: HOMETOWN CANAL DISTRICT, THE
Neighborhood Code: A3B010B

Latitude: 32.8555743643
Longitude: -97.1964107828
TAD Map: 2090-432
MAPSCO: TAR-052D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HOMETOWN CANAL DISTRICT,
THE Block A Lot 38 PLAT D220104073 PH 6

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: 2024
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$395,931
Protest Deadline Date: 5/24/2024

Site Number: 800053348
Site Name: HOMETOWN CANAL DISTRICT, THE A 38
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,885
Percent Complete: 100%
Land Sqft^{*}: 2,250
Land Acres^{*}: 0.0517
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:
SILBAS MARIA ESPINOZA
SILBAS RICHARD ARNOLD
Primary Owner Address:
6241 PARKER BLVD
NORTH RICHLAND HILLS, TX 76180

Deed Date: 10/18/2024
Deed Volume:
Deed Page:
Instrument: [D224188188](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------|-----------|----------------------------|-------------|-----------|
| BEAZER HOMES OF TEXAS LP | 9/23/2021 | D221279263 | | |



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 | \$310,931 | \$85,000 | \$395,931 | \$395,931 |
| 2024 | \$0 | \$59,500 | \$59,500 | \$58,800 |
| 2023 | \$0 | \$49,000 | \$49,000 | \$49,000 |
| 2022 | \$0 | \$38,500 | \$38,500 | \$38,500 |
| 2021 | \$0 | \$38,500 | \$38,500 | \$38,500 |
| 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.