



LOCATION

Address: [6800 MEGAN LN](#)
City: NORTH RICHLAND HILLS
Georeference: 34068-4-10
Subdivision: RICHFIELD SUBDIVISION
Neighborhood Code: 3M070G

Latitude: 32.8693368001
Longitude: -97.2320907814
TAD Map: 2078-436
MAPSCO: TAR-037V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RICHFIELD SUBDIVISION Block
4 Lot 10

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: 1990

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 05583756

Site Name: RICHFIELD SUBDIVISION-4-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,709

Percent Complete: 100%

Land Sqft^{*}: 8,179

Land Acres^{*}: 0.1877

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:

CHRISTENSEN WILLIAM R

Primary Owner Address:

6800 MEGAN LN
FORT WORTH, TX 76182-4442

Deed Date: 12/2/2002

Deed Volume: 0016208

Deed Page: 0000050

Instrument: 00162080000050

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LORD JOSEPH C;LORD STARLETTE	6/23/1994	00116400001556	0011640	0001556
SEC OF HUD	12/8/1993	00114120002363	0011412	0002363
INDEPENDENCE ONE MTG CORP	12/7/1993	00113760000378	0011376	0000378
IVORY CAROLYN;IVORY DAVID	9/21/1990	00100550000323	0010055	0000323
STANDRIDGE CUSTOM HOMES INC	9/20/1990	00100540001567	0010054	0001567
NORTH HILLS CUSTOM HOMES CORP	6/11/1990	00099550000359	0009955	0000359
F & H ENTERPRISES	1/31/1990	00098280001541	0009828	0001541
SABINE VALLEY INDUSTRIES INC	1/1/1984	00000000000000	0000000	0000000

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	\$0	\$0	\$0	\$0
2024	\$280,844	\$60,000	\$340,844	\$305,468
2023	\$279,034	\$60,000	\$339,034	\$277,698
2022	\$258,844	\$35,000	\$293,844	\$252,453
2021	\$194,503	\$35,000	\$229,503	\$229,503
2020	\$194,503	\$35,000	\$229,503	\$222,251

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.