



## LOCATION

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**Address:** [6804 MEGAN LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 34068-4-11  
**Subdivision:** RICHFIELD SUBDIVISION  
**Neighborhood Code:** 3M070G

**Latitude:** 32.8695032275  
**Longitude:** -97.2321149397  
**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

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**Legal Description:** RICHFIELD SUBDIVISION Block  
4 Lot 11

**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:** 05583780

**Site Name:** RICHFIELD SUBDIVISION-4-11

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,522

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,180

**Land Acres<sup>\*</sup>:** 0.1877

**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

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**Current Owner:**

CARTER WILLIAM A

**Primary Owner Address:**

6804 MEGAN LN  
N RICHLND HLS, TX 76182-4442

**Deed Date:** 10/21/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223190343](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTER WILLIAM A	4/16/2010	<a href="#">D210099192</a>	0000000	0000000
CARTER PAMELA C;CARTER WILLIAM	4/15/2005	<a href="#">D205108649</a>	0000000	0000000
GINEVICH PATSY;GINEVICH ROSTISLAV A	10/29/1991	00104330000443	0010433	0000443
RASCON GILBERT B;RASCON YOLANDA	9/11/1990	00100480002016	0010048	0002016
RAMBOIT INC	7/5/1990	00099810000307	0009981	0000307
F & H ENTERPRISES INC	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$209,234	\$60,000	\$269,234	\$269,234
2023	\$240,240	\$60,000	\$300,240	\$266,200
2022	\$223,791	\$35,000	\$258,791	\$242,000
2021	\$201,377	\$35,000	\$236,377	\$220,000
2020	\$165,000	\$35,000	\$200,000	\$200,000

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.