



## LOCATION

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**Address:** [6828 MEGAN LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 34068-4-17  
**Subdivision:** RICHFIELD SUBDIVISION  
**Neighborhood Code:** 3M070G

**Latitude:** 32.8705018952  
**Longitude:** -97.2322590716  
**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 17

**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:** 1986

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 05584078

**Site Name:** RICHFIELD SUBDIVISION-4-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,967

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,179

**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:**

PLEDGER JANICE M

PLEDGER SCOTT

**Primary Owner Address:**

6828 MEGAN LN

N RICHLND HLS, TX 76182-4442

**Deed Date:** 8/28/2003

**Deed Volume:** 0017173

**Deed Page:** 0000287

**Instrument:** [D203335927](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REILLY SANDRA B;REILLY THOMAS G	6/2/1986	00085640001919	0008564	0001919
REILLY SANDRA B;REILLY THOMAS G	5/30/1986	00085640001919	0008564	0001919
SABINE VALLEY INDUSTRIES INC	1/1/1984	000000000000000	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	\$300,965	\$60,000	\$360,965	\$356,051
2023	\$298,982	\$60,000	\$358,982	\$323,683
2022	\$278,169	\$35,000	\$313,169	\$294,257
2021	\$249,782	\$35,000	\$284,782	\$267,506
2020	\$208,205	\$35,000	\$243,205	\$243,187

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)
- DISABLED VET 30 to 49 PCT 11.22

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.