

LOCATION

Address: [6940 PRAIRIE DAWN LN](#)
City: NORTH RICHLAND HILLS
Georeference: 12887G-B-18
Subdivision: ESTATES AT N R H
Neighborhood Code: 3M120F

Latitude: 32.855940312
Longitude: -97.2331767742
TAD Map: 2078-432
MAPSCO: TAR-037Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ESTATES AT N R H Block B Lot 18

Jurisdictions:

CITY OF N RICHLAND HILLS (018)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDEVILLE ISD (902)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40187543

Site Name: ESTATES AT N R H-B-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,792

Percent Complete: 100%

Land Sqft^{*}: 5,945

Land Acres^{*}: 0.1364

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:

RITTENBERRY BRENDA D

Primary Owner Address:

6940 PRAIRIE DAWN LN
NORTH RICHLAND HILLS, TX 76180-5122

Deed Date: 12/5/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206387962](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GROUNDS BONNIE THOMAS	2/4/2006	000000000000000	0000000	0000000
GROUNDS BONNIE;GROUNDS WEYMAN EST	5/20/2005	000000000000000	0000000	0000000
RH OF TX LTD PTNRSH	10/1/2003	D203376756	0000000	0000000
WESTERN RIM INV 2001-3 LP	1/1/2002	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$286,935	\$70,000	\$356,935	\$320,489
2023	\$283,276	\$70,000	\$353,276	\$291,354
2022	\$261,406	\$40,000	\$301,406	\$264,867
2021	\$200,788	\$40,000	\$240,788	\$240,788
2020	\$186,449	\$40,000	\$226,449	\$226,449

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.