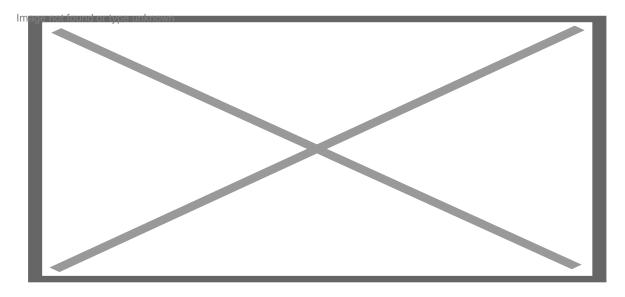


Tarrant Appraisal District Property Information | PDF Account Number: 01041215

Address: 6509 SIMMONS RD City: NORTH RICHLAND HILLS Georeference: 15530-6-16 Subdivision: GLENANN ADDITION Neighborhood Code: 3M040T Latitude: 32.8678082001 Longitude: -97.1983973883 TAD Map: 2090-436 MAPSCO: TAR-038U





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

PROPERTY DATA

Legal Description: GLENANN ADDITION Block 6 Lot 16

Jurisdictions:

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

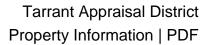
State Code: A

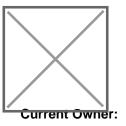
Year Built: 1977 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 01041215 Site Name: GLENANN ADDITION-6-16 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,492 Percent Complete: 100% Land Sqft*: 10,766 Land Acres*: 0.2471 Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION





HARBIN JASON B HARBIN STEPHANIE

Primary Owner Address: 6509 SIMMONS RD FORT WORTH, TX 76182-4244 Deed Date: 4/16/1998 Deed Volume: 0013181 Deed Page: 0000551 Instrument: 00131810000551

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRESTON ALMEDA; PRESTON J B	8/17/1994	00117070001567	0011707	0001567
RICKS KENNETH N;RICKS MARGARET	3/28/1989	00095710000773	0009571	0000773
MINERAL WELLS SAVINGS & LOAN	6/8/1988	00092980002222	0009298	0002222
WILLIAMS BRENDA; WILLIAMS WALTER F	3/12/1984	00077660001468	0007766	0001468
CHAMES RHONDA;CHAMES THOMAS M	12/31/1900	00063630000713	0006363	0000713

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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$204,814	\$105,060	\$309,874	\$254,186
2023	\$202,891	\$105,060	\$307,951	\$231,078
2022	\$199,650	\$40,000	\$239,650	\$210,071
2021	\$187,493	\$40,000	\$227,493	\$190,974
2020	\$156,012	\$40,000	\$196,012	\$173,613

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.