



Address: [6305 MEADOW LAKES DR](#)
City: NORTH RICHLAND HILLS
Georeference: 25425-1-56
Subdivision: MEADOW LAKES ADDITION
Neighborhood Code: 3H060A

Latitude: 32.8360729622
Longitude: -97.2513005657
TAD Map: 2072-424
MAPSCO: TAR-051J



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

PROPERTY DATA

Legal Description: MEADOW LAKES ADDITION
Block 1 Lot 56

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: 1982

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01711601

Site Name: MEADOW LAKES ADDITION-1-56

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,198

Percent Complete: 100%

Land Sqft^{*}: 12,840

Land Acres^{*}: 0.2947

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

BABCOCK PHILIP JOHN TRUST

Primary Owner Address:

6305 MEADOW LAKES DR
NORTH RICHLAND HILLS, TX 76180-7803

Deed Date: 1/9/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214017767](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BABCOCK PHILIP J	12/21/2012	00000000000000	0000000	0000000
BABCOCK BARBARA EST;BABCOCK PHILIP J	12/31/1900	00072580000118	0007258	0000118

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	\$355,158	\$79,260	\$434,418	\$395,414
2023	\$333,294	\$79,260	\$412,554	\$359,467
2022	\$282,419	\$52,901	\$335,320	\$326,788
2021	\$252,080	\$45,000	\$297,080	\$297,080
2020	\$253,983	\$45,000	\$298,983	\$298,983

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.