



Address: [6316 MEADOW LAKES DR](#)
City: NORTH RICHLAND HILLS
Georeference: 25425-10-13R
Subdivision: MEADOW LAKES ADDITION
Neighborhood Code: 3H060A

Latitude: 32.8357886501
Longitude: -97.252064623
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 10 Lot 13R

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: 1993

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06354289

Site Name: MEADOW LAKES ADDITION-10-13R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,645

Percent Complete: 100%

Land Sqft^{*}: 11,267

Land Acres^{*}: 0.2586

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:

PHILLIPS ANDREW J
PHILLIPS CONSTANCE A

Deed Date: 7/20/2023

Deed Volume:

Deed Page:

Instrument: [D22312905](#)

Primary Owner Address:

6316 MEADOW LAKES DR
NORTH RICHLAND HILLS, TX 76180

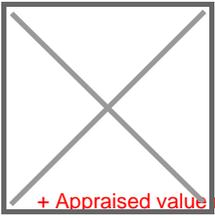
Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASH PENELOPE	10/12/2022	D222241467		
NEWMAN KELLY C	10/23/2013	D213284211	0000000	0000000
Unlisted	4/6/2001	00148210000390	0014821	0000390
JONES ANDREW A JR	2/19/1998	00131050000360	0013105	0000360
GREGORY BETTY	8/18/1995	00000000000000	0000000	0000000
GREGORY BETTY;GREGORY GLENN JR	9/22/1993	00112710000057	0011271	0000057
ALAMO CUSTOM BUILDERS INC	6/14/1993	00111520002333	0011152	0002333
MEADOW LAKES JV 21	12/31/1992	00109090002063	0010909	0002063
ROSTLAND TEXAS INC	2/20/1990	00098540001960	0009854	0001960
RICHLAND BAY DEVELOPMENT INC	1/1/1989	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*
2025	\$0	\$0	\$0	\$0
2024	\$448,930	\$96,125	\$545,055	\$545,055
2023	\$388,764	\$96,125	\$484,889	\$484,889
2022	\$338,636	\$64,081	\$402,717	\$393,481
2021	\$301,460	\$56,250	\$357,710	\$357,710
2020	\$303,727	\$56,250	\$359,977	\$359,977

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.