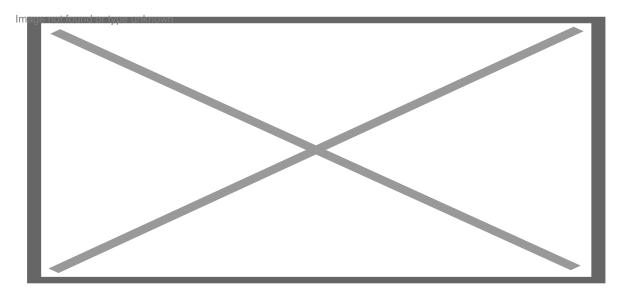


Tarrant Appraisal District Property Information | PDF Account Number: 41463285

Address: <u>6801 SIMMONS RD</u> City: NORTH RICHLAND HILLS Georeference: 15530-6-24R1 Subdivision: GLENANN ADDITION Neighborhood Code: 3M040A Latitude: 32.869911117 Longitude: -97.1992408006 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 24R1

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: 2021

Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Protest Deadline Date: 5/15/2025 Site Number: 41463285 Site Name: GLENANN ADDITION-6-24R1 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,614 Percent Complete: 100% Land Sqft*: 24,274 Land Acres*: 0.5572 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: LEGER GARY LEGER CHRISTINE

Primary Owner Address: 6801 SIMMONS RD NORTH RICHLAND HILLS, TX 76182 Deed Date: 6/8/2020 Deed Volume: Deed Page: Instrument: D220131325

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COCHRAN KRISTI;COCHRAN MARK	4/4/2012	D212091643	000000	0000000
SMITH THOMAS HENRY	1/1/2009	000000000000000000000000000000000000000	000000	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	\$401,684	\$205,958	\$607,642	\$607,642
2023	\$541,796	\$205,958	\$747,754	\$605,000
2022	\$512,000	\$38,000	\$550,000	\$550,000
2021	\$0	\$38,000	\$38,000	\$38,000
2020	\$32,000	\$38,000	\$70,000	\$70,000

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.