

# Tarrant Appraisal District Property Information | PDF Account Number: 42384077

## Address: 6452 NORTHERN DANCER DR

City: NORTH RICHLAND HILLS Georeference: 21316E-A-8-70 Subdivision: IRON HORSE COMMONS Neighborhood Code: A3B010F Latitude: 32.8483329536 Longitude: -97.2439830053 TAD Map: 2078-428 MAPSCO: TAR-051B





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

## PROPERTY DATA

### Legal Description: IRON HORSE COMMONS Block A Lot 8 PLAT D218126133

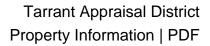
#### Jurisdictions:

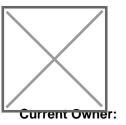
CITY OF N RICHLAND HILLS (018) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) BIRDVILLE ISD (902) State Code: A Year Built: 2020 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 800033313 Site Name: IRON HORSE COMMONS A 8 PLAT D218126133 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,476 Percent Complete: 100% Land Sqft<sup>\*</sup>: 1,980 Land Acres<sup>\*</sup>: 0.0455 Pool: N

#### +++ Rounded.

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

### **OWNER INFORMATION**





SHERFEDINOVA SUSANA LANE BRENT

**Primary Owner Address:** 6452 NORTHERN DANCER DR

NORTH RICHLAND HILLS, TX 76180

Deed Date: 9/2/2021 Deed Volume: Deed Page: Instrument: D221261850

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VERDICK EMMA	12/7/2020	D220321276		
CB JENI IRON HORSE LLC	6/25/2020	D220150534		
BEATEN PATH DEVELOPMENT-IRON HORSE LLC	6/25/2020	D220150165		
OUR COUNTRY HOMES LIFESTYLE HOMES LLC	4/7/2020	D220085286		

# 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	\$223,000	\$70,000	\$293,000	\$293,000
2023	\$270,937	\$70,000	\$340,937	\$293,446
2022	\$196,769	\$70,000	\$266,769	\$266,769
2021	\$174,988	\$70,000	\$244,988	\$244,988
2020	\$0	\$25,000	\$25,000	\$25,000

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.