

Tarrant Appraisal District

Property Information | PDF

Account Number: 01749293

Address: 7640 JILL CT

City: NORTH RICHLAND HILLS
Georeference: 25650-4-12

Subdivision: MEADOWVIEW ESTATES ADDITION

Neighborhood Code: 3M040N

Googlet Mapd or type unknown

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

Latitude: 32.8878751029 Longitude: -97.20034987 TAD Map: 2090-444 MAPSCO: TAR-038L

PROPERTY DATA

Legal Description: MEADOWVIEW ESTATES

ADDITION Block 4 Lot 12

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: 1986

Personal Property Account: N/A

Agent: LAW OFFICE OF KUSH PATEL PLLC (01292001: N

Notice Sent Date: 4/15/2025

Notice Value: \$475,000

Protest Deadline Date: 5/24/2024

+++ Rounded.

OWNER INFORMATION

Current Owner:

KARPINSKI FAMILY TRUST **Primary Owner Address**:

7640 JILL CT

NORTH RICHLAND HILLS, TX 76182

Deed Date: 2/9/2023

Deed Volume:

Deed Page:

Site Number: 01749293

Approximate Size+++: 2,113

Percent Complete: 100%

Land Sqft*: 9,368

Land Acres*: 0.2150

Parcels: 1

Site Name: MEADOWVIEW ESTATES ADDITION-4-12

Site Class: A1 - Residential - Single Family

Instrument: D223022451

07-13-2025 Page 1

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



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--|------------|----------------|----------------|--------------|
| KARPINSKI DEBORA MONTES;KARPINSKI GERALD MARVIN | 11/27/2019 | D219276265 | | |
| JCI GROUP INC | 2/1/2011 | D211029579 | 0000000 | 0000000 |
| HENSLEE FAMILY/JILL CT TRUST | 10/31/2001 | 00152270000100 | 0015227 | 0000100 |
| DRAKE ZANE | 9/18/2001 | 00151560000352 | 0015156 | 0000352 |
| HENSLEE FAMILY-JILL COURT TR | 8/25/2000 | 00145180000541 | 0014518 | 0000541 |
| HENSLEE LINDA A | 10/19/1995 | 00121590001650 | 0012159 | 0001650 |
| COLLIER LIZETTE | 1/24/1991 | 00101600001820 | 0010160 | 0001820 |
| MCDANIEL GLEN;MCDANIEL SANDRA | 2/5/1987 | 00088400000708 | 0008840 | 0000708 |
| J P S BUILDING CORP | 6/10/1985 | 00082070001555 | 0008207 | 0001555 |
| P & S CONST CO | 10/24/1983 | 00076480000529 | 0007648 | 0000529 |
| STOR-ALL MINI-WAREHOUSE | 12/31/1900 | 00000000000000 | 0000000 | 0000000 |

VALUES

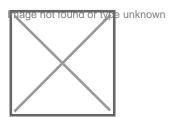
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$400,000 | \$75,000 | \$475,000 | \$339,405 |
| 2024 | \$400,000 | \$75,000 | \$475,000 | \$308,550 |
| 2023 | \$371,000 | \$75,000 | \$446,000 | \$280,500 |
| 2022 | \$210,000 | \$45,000 | \$255,000 | \$255,000 |
| 2021 | \$210,000 | \$45,000 | \$255,000 | \$255,000 |
| 2020 | \$208,000 | \$45,000 | \$253,000 | \$253,000 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

07-13-2025 Page 2

⁺ 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.

07-13-2025 Page 3