



**Address:** [7640 JILL CT](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 25650-4-12  
**Subdivision:** MEADOWVIEW ESTATES ADDITION  
**Neighborhood Code:** 3M040N

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



Google Map or type unknown

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

## 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 (01299)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$475,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01749293

**Site Name:** MEADOWVIEW ESTATES ADDITION-4-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,113

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,368

**Land Acres<sup>\*</sup>:** 0.2150

**Pool:** N

<sup>+++</sup> Rounded.

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

## 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:**

**Instrument:** [D223022451](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KARPINSKI DEBORA MONTES;KARPINSKI GERALD MARVIN	11/27/2019	<a href="#">D219276265</a>		
JCI GROUP INC	2/1/2011	<a href="#">D211029579</a>	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
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.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.



## EXEMPTIONS / SPECIAL APPRAISAL

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- 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.