



Address: [7645 JILL CT](#)
City: NORTH RICHLAND HILLS
Georeference: 25650-4-20
Subdivision: MEADOWVIEW ESTATES ADDITION
Neighborhood Code: 3M040N

Latitude: 32.888067357
Longitude: -97.2008902247
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 20

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: 1987

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01749382

Site Name: MEADOWVIEW ESTATES ADDITION-4-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,275

Percent Complete: 100%

Land Sqft^{*}: 9,890

Land Acres^{*}: 0.2270

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SIMMONS DAVID R

SIMMONS KELLY M

Primary Owner Address:

7645 JILL CT

NORTH RICHLAND HILLS, TX 76182

Deed Date: 10/13/2021

Deed Volume:

Deed Page:

Instrument: [D221301674](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEE DORA A	6/27/2019	D219149614		
LEE DAVID B;LEE DORA A	9/21/1988	00093900000129	0009390	0000129
JOHN PARISH BLDG CO	9/18/1987	00088910002001	0008891	0002001
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 ⁺
2025	\$373,724	\$75,000	\$448,724	\$448,724
2024	\$373,724	\$75,000	\$448,724	\$448,724
2023	\$348,135	\$75,000	\$423,135	\$408,814
2022	\$326,649	\$45,000	\$371,649	\$371,649
2021	\$259,771	\$45,000	\$304,771	\$304,771
2020	\$240,341	\$45,000	\$285,341	\$285,341

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.