



**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<sup>+++</sup>:** 2,275

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,890

**Land Acres<sup>\*</sup>:** 0.2270

**Pool:** Y

<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:**

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	<a href="#">D219149614</a>		
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 <sup>+</sup>
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.