



**Address:** [7201 KAREN DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 34230-30-1R1  
**Subdivision:** RICHLAND TERRACE ADDITION  
**Neighborhood Code:** 3H040M

**Latitude:** 32.8371957993  
**Longitude:** -97.227653335  
**TAD Map:** 2078-424  
**MAPSCO:** TAR-051M



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** RICHLAND TERRACE  
ADDITION Block 30 Lot 1R1

**Jurisdictions:**  
CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDEVILLE ISD (902)

**State Code:** A  
**Year Built:** 1958  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02379376  
**Site Name:** RICHLAND TERRACE ADDITION-30-1R1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,020  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,267  
**Land Acres<sup>\*</sup>:** 0.2127  
**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:**  
BLAKEY KIMBERLY M MCGUFEFFIN  
**Primary Owner Address:**  
1004 LARK HAVEN LN  
KELLER, TX 76248-5255

**Deed Date:** 4/30/1991  
**Deed Volume:** 0010253  
**Deed Page:** 0000091  
**Instrument:** 00102530000091

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MASON JUANITA	4/11/1985	00081470001994	0008147	0001994
MCGUFFIN JOHN C	12/31/1900	00000000000000	0000000	0000000



## VALUES

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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	\$251,161	\$46,335	\$297,496	\$297,496
2024	\$251,161	\$46,335	\$297,496	\$297,496
2023	\$273,021	\$46,335	\$319,356	\$319,356
2022	\$225,134	\$32,434	\$257,568	\$257,568
2021	\$177,195	\$18,000	\$195,195	\$195,195
2020	\$157,192	\$18,000	\$175,192	\$175,192

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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There are no exemptions for this property

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.