



Address: [7444 NORTH FORTY RD](#)
City: NORTH RICHLAND HILLS
Georeference: 26730-4-1R
Subdivision: MORGAN MEADOWS SUBDIVISION
Neighborhood Code: 3M030A

Latitude: 32.8698000835
Longitude: -97.2222600526
TAD Map: 2084-436
MAPSCO: TAR-038S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MORGAN MEADOWS
SUBDIVISION Block 4 Lot 1R

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: 1982

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 04987683

Site Name: MORGAN MEADOWS SUBDIVISION-4-1R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,170

Percent Complete: 100%

Land Sqft^{*}: 117,176

Land Acres^{*}: 2.6900

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

WHITFILL CHARLENE E

Primary Owner Address:

7444 N FORTY RD
FORT WORTH, TX 76182-3801

Deed Date: 12/11/1998

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GREATHOUSE CHARLENE E	10/17/1998	00137880000481	0013788	0000481
GREATHOUSE CARL;GREATHOUSE CHARLENE	12/19/1997	00130210000258	0013021	0000258
HARDWICK KOYLYNN;HARDWICK PATRICK	11/21/1991	00104540001730	0010454	0001730
BLACKLOCK GRETCHEN;BLACKLOCK KIRK	1/27/1989	00095070001387	0009507	0001387
ARGERIS RICHARD;ARGERIS ROSALIE	2/3/1983	00074390001720	0007439	0001720

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	\$0	\$0	\$0	\$0
2024	\$67,700	\$376,750	\$444,450	\$395,891
2023	\$76,520	\$376,750	\$453,270	\$359,901
2022	\$58,389	\$376,750	\$435,139	\$327,183
2021	\$142,779	\$336,250	\$479,029	\$297,439
2020	\$136,395	\$309,350	\$445,745	\$270,399

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)
- SOLAR & WIND POWERED DEVICES 11.27

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.