



**Address:** [7204 HUMMINGBIRD CT](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 18800-2-15  
**Subdivision:** HOLIDAY MEADOWS ADDITION  
**Neighborhood Code:** 3M120A

**Latitude:** 32.8490895752  
**Longitude:** -97.22672738  
**TAD Map:** 2084-428  
**MAPSCO:** TAR-051D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HOLIDAY MEADOWS  
ADDITION Block 2 Lot 15

**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:** 2000

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07634994

**Site Name:** HOLIDAY MEADOWS ADDITION-2-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,200

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,326

**Land Acres<sup>\*</sup>:** 0.1681

**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:**

KARIM ABUL

KARIM MOMOTAZ BEGUM

**Primary Owner Address:**

7204 HUMMINGBIRD CT  
NORTH RICHLAND HILLS, TX 76180-6366

**Deed Date:** 3/21/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212072035](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KESSLER STEVE	7/10/2001	00150410000290	0015041	0000290
KARUFMAN & BROAD LONE STAR LP	3/29/2000	00142770000344	0014277	0000344
HOLIDAY MEADOWS JV	1/1/2000	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	\$280,285	\$75,000	\$355,285	\$355,285
2024	\$280,285	\$75,000	\$355,285	\$355,285
2023	\$281,649	\$75,000	\$356,649	\$356,649
2022	\$278,657	\$45,000	\$323,657	\$275,143
2021	\$211,064	\$45,000	\$256,064	\$250,130
2020	\$182,391	\$45,000	\$227,391	\$227,391

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

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.