



**Address:** [4244 JAMES ST](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 7348G-4-10  
**Subdivision:** CITY POINT ADDITION  
**Neighborhood Code:** 3H040E

**Latitude:** 32.8261566299  
**Longitude:** -97.2211703517  
**TAD Map:** 2084-420  
**MAPSCO:** TAR-052N



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** CITY POINT ADDITION Block 4  
Lot 10

**Jurisdictions:**

- CITY OF N RICHLAND HILLS (018)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- NRH PID #1A - CITY POINT (642)
- NRH PID #1B - CITY POINT (643)
- BIRDVILLE ISD (902)

**State Code:** O

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** AD VALOREM ADVISORS INC (00698)

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

**Site Number:** 800071198  
**Site Name:** CITY POINT ADDITION Block 4 Lot 10  
**Site Class:** O1 - Residential - Vacant Inventory  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 1,562  
**Land Acres<sup>\*</sup>:** 0.0359  
**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:**  
CB JENI 2020 LLC  
**Primary Owner Address:**  
5501 HEADQUARTERS DR SUITE 300W  
PLANO, TX 75024

**Deed Date:** 6/15/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223105645](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MM CITY POINT FL 364 LLC	8/3/2022	<a href="#">D222199921</a>		



## 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	\$0	\$52,500	\$52,500	\$52,500
2024	\$0	\$52,500	\$52,500	\$52,500
2023	\$0	\$52,500	\$52,500	\$52,500
2022	\$0	\$52,500	\$52,500	\$52,500
0	\$0	\$0	\$0	\$0

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.