

Tarrant Appraisal District Property Information | PDF Account Number: 01842293

Address: 7613 NORTH FORTY RD

City: NORTH RICHLAND HILLS Georeference: 27330-4-3 Subdivision: MC COMAS SUBDIVISION Neighborhood Code: 3M030T Latitude: 32.8703635783 Longitude: -97.217771307 TAD Map: 2084-436 MAPSCO: TAR-038S





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

PROPERTY DATA

Legal Description: MC COMAS SUBDIVISION Block 4 Lot 3

Jurisdictions:

CITY OF N RICHLAND HILLS (018) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) BIRDVILLE ISD (902)

State Code: A

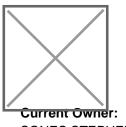
Year Built: 1978 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 01842293 Site Name: MC COMAS SUBDIVISION-4-3 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,425 Percent Complete: 100% Land Sqft*: 10,797 Land Acres*: 0.2478 Pool: N

+++ Rounded.

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

OWNER INFORMATION





SONES STEPHEN SONES MARLA

Primary Owner Address: 7613 N FORTY RD FORT WORTH, TX 76182-3935 Deed Date: 4/1/1986 Deed Volume: 0008502 Deed Page: 0001083 Instrument: 00085020001083

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DURANT DALE	12/31/1900	000000000000000000000000000000000000000	000000	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*
2025	\$0	\$0	\$0	\$0
2024	\$197,271	\$105,358	\$302,629	\$225,657
2023	\$220,278	\$105,358	\$325,636	\$205,143
2022	\$186,590	\$105,358	\$291,948	\$186,494
2021	\$147,344	\$28,508	\$175,852	\$169,540
2020	\$148,593	\$28,508	\$177,101	\$154,127

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.