



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



Current Owner:

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	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 ⁺
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.