

Property Information | PDF

Account Number: 01842323

LOCATION

Address: 7601 NORTH FORTY RD
City: NORTH RICHLAND HILLS

Georeference: 27330-4-6

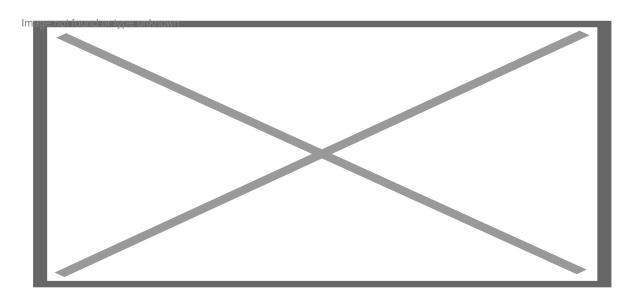
Subdivision: MC COMAS SUBDIVISION

Neighborhood Code: 3M030T

Latitude: 32.8703721044 **Longitude:** -97.2186096336

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 6

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: 1975

Personal Property Account: N/A

Agent: None +++ Rounded.

Site Number: 01842323

Site Name: MC COMAS SUBDIVISION-4-6 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size +++: 1,661
Percent Complete: 100%

Land Sqft*: 11,286 Land Acres*: 0.2590

Pool: Y

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

OWNER INFORMATION

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EARLS JOHNNY SR

Primary Owner Address:

7601 N FORTY RD

N RICHLND HLS, TX 76182-3933

Deed Date: 2/25/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: D208105449

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AYALA STEVEN N	10/12/2000	D200239328	0000000	0000000
LOCHRIDGE CORRIE;LOCHRIDGE JAMES	5/2/1999	00000000000000	0000000	0000000
LOCHRIDGE BRENDA JO	8/6/1992	00000000000000	0000000	0000000
CANTRELL BRENDA JO	8/5/1992	00107360000239	0010736	0000239
LOCHRIDGE BRENDA JO	7/29/1992	00000000000000	0000000	0000000
LOCHRIDGE BRENDA M	12/8/1987	00091800001439	0009180	0001439
LOCHRIDGE GARY L	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$237,549	\$110,118	\$347,667	\$256,073
2023	\$263,232	\$110,118	\$373,350	\$232,794
2022	\$220,696	\$110,118	\$330,814	\$211,631
2021	\$176,942	\$29,796	\$206,738	\$192,392
2020	\$178,350	\$29,796	\$208,146	\$174,902

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

• HOMESTEAD GENERAL 11.13(b)

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.



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.

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