



Address: [7621 NORTH FORTY RD](#)
City: NORTH RICHLAND HILLS
Georeference: 27330-4-1
Subdivision: MC COMAS SUBDIVISION
Neighborhood Code: 3M030T

Latitude: 32.8703766675
Longitude: -97.2171598155
TAD Map: 2084-436
MAPSCO: TAR-038S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MC COMAS SUBDIVISION Block
4 Lot 1

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: 1971

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$256,659

Protest Deadline Date: 5/24/2024

Site Number: 01842277

Site Name: MC COMAS SUBDIVISION-4-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,489

Percent Complete: 100%

Land Sqft^{*}: 14,969

Land Acres^{*}: 0.3436

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:

SMITH MICHAEL WAYNE

Primary Owner Address:

7621 N FORTY RD
NORTH RICHLAND HILLS, TX 76180

Deed Date: 1/30/2024

Deed Volume:

Deed Page:

Instrument: [D224032709](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH C CASTEEL;SMITH MICHAEL	4/9/2008	D208272369	0000000	0000000
BROWN JENNIFER;BROWN KENNETH T	1/25/2001	00000000000000	0000000	0000000
BROWN J PARCH;BROWN KENNETH T	12/10/1998	00135650000418	0013565	0000418
BOURG CONROY ALAN	7/14/1989	00096510000280	0009651	0000280
HUBER DANNY;HUBER DONNA	7/1/1983	00075460000853	0007546	0000853
GARY JAMES JOHNSON	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	\$110,629	\$146,030	\$256,659	\$256,659
2024	\$110,629	\$146,030	\$256,659	\$203,522
2023	\$165,836	\$146,030	\$311,866	\$185,020
2022	\$141,957	\$146,030	\$287,987	\$168,200
2021	\$113,395	\$39,514	\$152,909	\$152,909
2020	\$144,512	\$39,514	\$184,026	\$154,609

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.