



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



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 6

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: 1975

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$347,667

Protest Deadline Date: 5/24/2024

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

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

EARLS JOHNNY SR

Primary Owner Address:

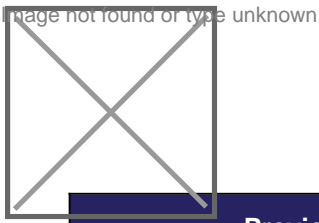
7601 N FORTY RD
N RICHLND HLS, TX 76182-3933

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	000000000000000	0000000	0000000
LOCHRIDGE BRENDA JO	8/6/1992	000000000000000	0000000	0000000
CANTRELL BRENDA JO	8/5/1992	00107360000239	0010736	0000239
LOCHRIDGE BRENDA JO	7/29/1992	000000000000000	0000000	0000000
LOCHRIDGE BRENDA M	12/8/1987	00091800001439	0009180	0001439
LOCHRIDGE GARY L	12/31/1900	000000000000000	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	\$237,549	\$110,118	\$347,667	\$281,680
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.

+ 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.