



Address: [7413 COMIS DR](#)
City: NORTH RICHLAND HILLS
Georeference: 36696-1-3
Subdivision: ROYAL OAKS ADDITION
Neighborhood Code: 3M040X

Latitude: 32.8833051684
Longitude: -97.1905195846
TAD Map: 2090-440
MAPSCO: TAR-038M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ROYAL OAKS ADDITION Block
1 Lot 3 PER PLAT A-7128

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: 2004

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$569,632

Protest Deadline Date: 5/24/2024

Site Number: 07913702

Site Name: ROYAL OAKS ADDITION-1-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,418

Percent Complete: 100%

Land Sqft^{*}: 9,062

Land Acres^{*}: 0.2080

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:

JORDAN HEATHER
JORDAN MARK A

Primary Owner Address:

7413 COMIS DR
N RICHLND HLS, TX 76182

Deed Date: 5/29/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214132934](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUGGINS JENNIFER;DUGGINS JIMMY D	8/3/2005	D205232346	0000000	0000000
ROYAL BUILDING CORP	9/29/2004	D204313565	0000000	0000000
COMIS DEV & ROYAL BLDG CORP	1/7/2002	D202015284	0015402	0000404
IVY KIMBERLY B;IVY WILLIAM K JR	1/1/2001	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	\$454,632	\$115,000	\$569,632	\$569,632
2024	\$454,632	\$115,000	\$569,632	\$529,069
2023	\$469,176	\$115,000	\$584,176	\$480,972
2022	\$404,662	\$70,000	\$474,662	\$437,247
2021	\$327,497	\$70,000	\$397,497	\$397,497
2020	\$321,008	\$75,000	\$396,008	\$396,008

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.