



**Address:** [7405 COMIS DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 36696-1-5  
**Subdivision:** ROYAL OAKS ADDITION  
**Neighborhood Code:** 3M040X

**Latitude:** 32.8829025004  
**Longitude:** -97.1905164131  
**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 5 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

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07913729

**Site Name:** ROYAL OAKS ADDITION-1-5

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,543

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,007

**Land Acres<sup>\*</sup>:** 0.2067

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

EXLEY MATTHEW J

EXLEY RACHEL V

**Primary Owner Address:**

7405 COMIS DR  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 6/20/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223108835](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCLAURIN JOHN P;MCLAURIN RUTH	12/11/2015	<a href="#">D215278044</a>		
MABRY JUDITH EST;MABRY W K SCRUGGS	2/5/2013	<a href="#">D213070357</a>	0000000	0000000
MABRY JUDITH ANN	4/17/2012	<a href="#">D212093502</a>	0000000	0000000
MABRY JUDY S	5/13/2011	000000000000000	0000000	0000000
MABRY JUDY S	5/10/2005	<a href="#">D205152070</a>	0000000	0000000
FRANK MCCASLIN CUSTOM HMS INC	8/3/2004	<a href="#">D204247491</a>	0000000	0000000
COMIS DEV & ROYAL BLDG CORP	1/7/2002	<a href="#">D202015284</a>	0015402	0000404
IVY KIMBERLY B;IVY WILLIAM K JR	1/1/2001	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 <sup>+</sup>
2025	\$428,000	\$115,000	\$543,000	\$543,000
2024	\$428,000	\$115,000	\$543,000	\$543,000
2023	\$459,124	\$115,000	\$574,124	\$473,607
2022	\$402,112	\$70,000	\$472,112	\$430,552
2021	\$321,411	\$70,000	\$391,411	\$391,411
2020	\$314,624	\$75,000	\$389,624	\$389,624

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.