



**Address:** [7412 COMIS DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 36696-2-3  
**Subdivision:** ROYAL OAKS ADDITION  
**Neighborhood Code:** 3M040X

**Latitude:** 32.8833110672  
**Longitude:** -97.1898209365  
**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  
2 Lot 3 PER PLAT A-7128

**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:** 2005

**Personal Property Account:** N/A

**Agent:** TEXAS TAX PROTEST (05909)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$567,459

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

**Site Number:** 07913834

**Site Name:** ROYAL OAKS ADDITION-2-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,664

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,432

**Land Acres<sup>\*</sup>:** 0.3313

**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:**

BORREGO SYLVIA  
BORREGO ANTONIO

**Primary Owner Address:**

7412 COMIS DR  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 9/9/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214199256](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOMASON PAMELA L;THOMASON SCOTT	1/30/2006	<a href="#">D206031565</a>	0000000	0000000
ROYAL BUILDING CORP	11/8/2004	<a href="#">D204354783</a>	0000000	0000000
SHARMA SOMESH K	12/19/2003	<a href="#">D203470596</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	\$452,459	\$115,000	\$567,459	\$567,137
2024	\$452,459	\$115,000	\$567,459	\$515,579
2023	\$467,542	\$115,000	\$582,542	\$468,708
2022	\$410,000	\$70,000	\$480,000	\$426,098
2021	\$312,362	\$75,000	\$387,362	\$387,362
2020	\$312,362	\$75,000	\$387,362	\$387,362

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.