



Address: [7109 FLYING H RANCH RD](#)
City: NORTH RICHLAND HILLS
Georeference: 15927-8-1
Subdivision: GRAHAM RANCH
Neighborhood Code: 3M070F

Latitude: 32.8711037532
Longitude: -97.2290490938
TAD Map: 2078-436
MAPSCO: TAR-037V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: GRAHAM RANCH Block 8 Lot 1

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: 2014

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$579,956

Protest Deadline Date: 5/24/2024

Site Number: 41084160
Site Name: GRAHAM RANCH-8-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,345
Percent Complete: 100%
Land Sqft^{*}: 9,018
Land Acres^{*}: 0.2070
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:

MAURO SUSANNAH
DURBIN NICHOLAS R

Primary Owner Address:

7109 FLYING H RANCH
NORTH RICHLAND HILLS, TX 76182

Deed Date: 7/12/2024
Deed Volume:
Deed Page:
Instrument: [D224123155](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KULESZA ANTHONY G;KULESZA BARBARA J	3/31/2015	D215067616		
GRAND HOMES 2010 LP	12/3/2010	D210304413	0000000	0000000
GRAHAM RANCH PARTNERS LTD	1/1/2006	2	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	\$491,981	\$87,975	\$579,956	\$579,956
2024	\$491,981	\$87,975	\$579,956	\$550,594
2023	\$505,126	\$87,975	\$593,101	\$500,540
2022	\$389,125	\$87,975	\$477,100	\$455,036
2021	\$333,669	\$80,000	\$413,669	\$413,669
2020	\$324,992	\$80,000	\$404,992	\$404,992

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

There are no exemptions for this property

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.