

07-04-2025

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Tarrant Appraisal District Property Information | PDF Account Number: 00818607

TAD Map: 2084-420 MAPSCO: TAR-052N

Address: 7500 BOULEVARD 26

City: NORTH RICHLAND HILLS Georeference: 11040--12 Subdivision: EDGLEY ADDITION Neighborhood Code: MED-North Hills Hospital District

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

PROPERTY DATA

Legal Description: EDGLEY ADDITION Lot 12 Jurisdictions: Site Number: 80062687 CITY OF N RICHLAND HILLS (018) Site Name: RICHLAND MEDICAL CLINIC **TARRANT COUNTY (220)** TARRANT COUNTY HOSPITAL (224)Site Class: MEDOff - Medical-Office TARRANT COUNTY COLLEGE (225) Parcels: 1 **BIRDVILLE ISD (902)** Primary Building Name: RICHLAND MEDICAL CLINIC / 00818607 State Code: F1 Primary Building Type: Commercial Year Built: 1963 Gross Building Area+++: 2,575 Personal Property Account: 14499377 Net Leasable Area+++: 2,575 Agent: None Percent Complete: 100% Notice Sent Date: 5/1/2025 Land Sqft*: 11,425 Notice Value: \$385,950 Land Acres^{*}: 0.2622 Protest Deadline Date: 5/31/2024 Pool: N

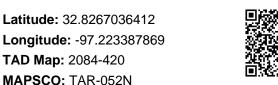
+++ Rounded.

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

OWNER INFORMATION

Current Owner: CITY POINT CHIROPRACTIC LLC

Primary Owner Address: 7500 BOULEVARD 26 NORTH RICHLAND HILLS, TX 76180 Deed Date: 3/19/2018 **Deed Volume: Deed Page:** Instrument: 802087993





Previous Owners	Date	Instrument	Deed Volume	Deed Page
EXPRESSIONS CHIROPRACTIC OF NOR RICHLAND HILLS LLC	TH 4/22/2015	D215082952		
EXPRESSIONS PROPERTY LTD LP	1/25/2011	<u>D211021131</u>	0000000	0000000
SPEAKS KIRTLAND	4/30/2009	D209119354	0000000	0000000
KEETON P REV LIV TR ETAL;KEETON T	3/31/2009	<u>D209091954</u>	0000000	0000000
INGEBRIGSTEN KAREN DEANNE TR	7/25/1995	00120430002364	0012043	0002364
INGEBRIGTSEN NORMAN A	12/31/1900	000000000000000000000000000000000000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$294,550	\$91,400	\$385,950	\$385,950
2024	\$294,550	\$91,400	\$385,950	\$385,950
2023	\$294,550	\$91,400	\$385,950	\$385,950
2022	\$258,600	\$91,400	\$350,000	\$350,000
2021	\$245,660	\$91,400	\$337,060	\$337,060
2020	\$245,660	\$91,400	\$337,060	\$337,060

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.