



Address: [7401 SAND ST](#)
City: FORT WORTH
Georeference: 28015-2-2R1
Subdivision: NEWELL & NEWELL INDUSTRIAL PK
Neighborhood Code: WH-Newell and Newell

Latitude: 32.7968125502
Longitude: -97.2144765811
TAD Map: 2084-408
MAPSCO: TAR-066B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: NEWELL & NEWELL
INDUSTRIAL PK Block 2 Lot 2R1

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDVILLE ISD (902)

State Code: F1

Year Built: 1977

Personal Property Account: Multi

Agent: PROPERTY TAX ASSOCIATES INC (05401)

Notice Sent Date: 5/1/2025

Notice Value: \$4,059,200

Protest Deadline Date: 5/31/2024

Site Number: 80143342

Site Name: RIVERBEND BUSINESS PARK

Site Class: WHFlex - Warehouse-Flex/Multi-Use

Parcels: 9

Primary Building Name: BLDGS 1-4 / 01865056

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 94,400

Net Leasable Area⁺⁺⁺: 94,400

Percent Complete: 100%

Land Sqft^{*}: 354,578

Land Acres^{*}: 8.1399

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:

RIVERBEND BUSINESS PARK LLC

Primary Owner Address:

2410 GRAVEL DR
FORT WORTH, TX 76118

Deed Date: 12/12/2020

Deed Volume:

Deed Page:

Instrument: [D220324970](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HALAWA VIEW APARTMENTS;RIVERBEND BUSINESS PARK LLC	12/11/2020	D220324970		
HALAWA VIEW APARTMENTS;THE NORMAN M KRONICK 1981 REVOCABLE TRUST	12/10/2020	D220324969		
HALAWA VIEW APARTMENTS	1/15/1997	00126410000029	0012641	0000029
AMERICAN NATIONAL INS CO	2/2/1993	00109360000359	0010936	0000359
BUSINESS PARK ASSOC	12/31/1900	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	\$3,350,044	\$709,156	\$4,059,200	\$4,059,200
2024	\$2,898,794	\$709,156	\$3,607,950	\$3,607,950
2023	\$2,540,859	\$709,156	\$3,250,015	\$3,250,015
2022	\$2,437,921	\$709,156	\$3,147,077	\$3,147,077
2021	\$2,403,596	\$709,156	\$3,112,752	\$3,112,752
2020	\$2,403,596	\$709,156	\$3,112,752	\$3,112,752

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.