



Address: [7570 SAND ST](#)
City: FORT WORTH
Georeference: 28015-4-2
Subdivision: NEWELL & NEWELL INDUSTRIAL PK
Neighborhood Code: WH-Newell and Newell

Latitude: 32.7953290129
Longitude: -97.2155927449
TAD Map: 2084-408
MAPSCO: TAR-066E



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 4 Lot 2

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: \$9,481,500

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⁺⁺⁺: 220,500

Net Leasable Area⁺⁺⁺: 220,500

Percent Complete: 100%

Land Sqft^{*}: 541,015

Land Acres^{*}: 12.4199

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 | \$8,399,470 | \$1,082,030 | \$9,481,500 | \$9,481,500 |
| 2024 | \$7,350,880 | \$1,082,030 | \$8,432,910 | \$8,432,910 |
| 2023 | \$6,514,274 | \$1,082,030 | \$7,596,304 | \$7,596,304 |
| 2022 | \$6,268,928 | \$1,082,030 | \$7,350,958 | \$7,350,958 |
| 2021 | \$6,188,801 | \$1,082,030 | \$7,270,831 | \$7,270,831 |
| 2020 | \$6,188,801 | \$1,082,030 | \$7,270,831 | \$7,270,831 |

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.