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**Address:** [7119 BURNS ST](#)  
**City:** RICHLAND HILLS  
**Georeference:** 34140--4  
**Subdivision:** RICHLAND IND PARK  
**Neighborhood Code:** WH-Newell and Newell

**Latitude:** 32.7971336671  
**Longitude:** -97.2276009758  
**TAD Map:** 2078-408  
**MAPSCO:** TAR-065D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RICHLAND IND PARK Lot 4  
THRU 13

**Jurisdictions:**

- CITY OF RICHLAND HILLS (020)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- BIRDVILLE ISD (902)

**State Code:** F1

**Year Built:** 1955

**Personal Property Account:** Multi

**Agent:** HEGWOOD GROUP (00813)

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

**Notice Value:** \$5,526,191

**Protest Deadline Date:** 6/17/2024

**Site Number:** 80171427

**Site Name:** Vital Records Control

**Site Class:** WHStorage - Warehouse-Storage

**Parcels:** 1

**Primary Building Name:** 7119 BURNS ST / 02359200

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 119,019

**Net Leasable Area<sup>+++</sup>:** 119,019

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 264,000

**Land Acres<sup>\*</sup>:** 6.0606

**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:**

BURNS EPA LLC

**Primary Owner Address:**

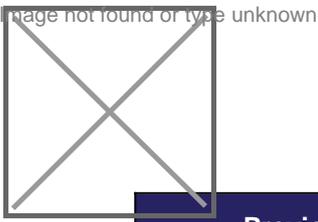
7557 RAMBLER RD STE 1450  
DALLAS, TX 75231

**Deed Date:** 7/1/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221191588](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LIVELY KIRK;PERRY DARRELL	5/18/2021	<a href="#">D221141531</a>		
L & L BURNS PROPERTIES LLC	11/27/2007	<a href="#">D207422525</a>	0000000	0000000
7133 BURNS LP	9/15/2004	<a href="#">D204387189</a>	0000000	0000000
MERLYN DAHLIN	2/16/1983	00074480002066	0007448	0002066
WHITE W H	12/31/1900	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	\$4,602,191	\$924,000	\$5,526,191	\$4,560,000
2024	\$2,876,000	\$924,000	\$3,800,000	\$3,800,000
2023	\$2,576,000	\$924,000	\$3,500,000	\$3,500,000
2022	\$2,336,764	\$924,000	\$3,260,764	\$3,260,764
2021	\$2,236,000	\$264,000	\$2,500,000	\$2,500,000
2020	\$2,236,000	\$264,000	\$2,500,000	\$2,500,000

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.