



**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)  
BIRDEVILLE 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

<sup>+++</sup> Rounded.

<sup>\*</sup> 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.