

# Tarrant Appraisal District Property Information | PDF Account Number: 02359316

### Address: 2525 HANDLEY EDERVILLE RD

City: RICHLAND HILLS Georeference: 34140--36A Subdivision: RICHLAND IND PARK Neighborhood Code: IM-Newell and Newell

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

### PROPERTY DATA

Legal Description: RICHLAND IND PARK Lot 36A & 37 THRU 42 Jurisdictions: Site Number: 80171494 CITY OF RICHLAND HILLS (020) Site Name: 80171494 **TARRANT COUNTY (220)** Site Class: LandVacantComm - Vacant Land -Commercial **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225) Primary Building Name: BIRDVILLE ISD (902)** State Code: C1C **Primary Building Type:** Year Built: 0 Gross Building Area+++: 0 Personal Property Account: N/A Net Leasable Area+++: 0 Agent: None **Percent Complete: 0%** Notice Sent Date: 4/15/2025 Land Sqft\*: 173,238 Notice Value: \$606,333 Land Acres<sup>\*</sup>: 3.9770 Protest Deadline Date: 5/15/2025 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: G-CATCH LLC Primary Owner Address: 7060 MIDWAY RD FORT WORTH, TX 76118

Deed Date: 6/7/2024 Deed Volume: Deed Page: Instrument: D24100569

Latitude: 32.7956569745 Longitude: -97.2218228243 TAD Map: 2084-408 MAPSCO: TAR-066E



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HANDLEY EDERVILLE FORT WORTH LLC	2/23/2022	D222050508		
QUEEN SHIVA LLC	6/12/2015	D215130276		
ACE QUEEN LLC	5/1/2015	D215092493		
NOURIAN LEYLA	5/1/2015	D215092492		
2525 HANDLEY LTD	10/22/2014	D214237514		
RIVERBEND INDUSTRIAL PARTNERS	10/15/2004	D204335044	000000	0000000
B R LEASING I LTD	12/28/1994	00118330002379	0011833	0002379
RICKETT MARSHA;RICKETT WILLIAM G	10/16/1984	00079790001189	0007979	0001189
RICKETT BILL	1/24/1984	00077250001313	0007725	0001313
LIBERTY CARTON CO	12/31/1900	000000000000000	000000	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	\$0	\$606,333	\$606,333	\$606,333
2024	\$0	\$606,333	\$606,333	\$519,714
2023	\$0	\$433,095	\$433,095	\$433,095
2022	\$0	\$433,095	\$433,095	\$433,095
2021	\$1,166,905	\$433,095	\$1,600,000	\$1,600,000
2020	\$1,266,905	\$433,095	\$1,700,000	\$1,700,000

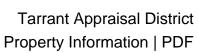
Pending indicates that the property record has not yet been completed for the indicated tax year.

+ 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

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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.