



Address: [7481 NE LOOP 820](#)
City: NORTH RICHLAND HILLS
Georeference: 34230-42A-2B1
Subdivision: RICHLAND TERRACE ADDITION
Neighborhood Code: RET-North Richland Hills General

Latitude: 32.8366408934
Longitude: -97.2211548403
TAD Map: 2084-424
MAPSCO: TAR-052J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RICHLAND TERRACE
ADDITION Block 42A Lot 2B1

Jurisdictions:

CITY OF N RICHLAND HILLS (018)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDEVILLE ISD (902)

State Code: F1

Year Built: 1996

Personal Property Account: [10565620](#)

Agent: K E ANDREWS & COMPANY (00175)

Notice Sent Date: 4/15/2025

Notice Value: \$5,066,250

Protest Deadline Date: 5/31/2024

Site Number: 80172385

Site Name: ACADEMY

Site Class: RETDisc - Retail-Discount Store

Parcels: 1

Primary Building Name: ACADEMY / 02380714

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 52,708

Net Leasable Area⁺⁺⁺: 52,500

Percent Complete: 100%

Land Sqft^{*}: 282,856

Land Acres^{*}: 6.4934

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:

SPIRIT AS RICHLAND HILLS TX

Primary Owner Address:

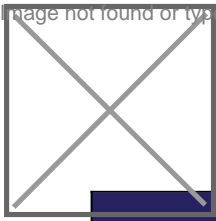
1800 N MASON RD
KATY, TX 77449-2897

Deed Date: 7/17/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213193890](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLE AS RICHLAND HILLS TX LLC	7/17/2007	D207267484	0000000	0000000
NATIONAL RETAIL PROPERTIES INC	5/1/2006	000000000000000	0000000	0000000
COMMERCIAL NET LEASE REALTY LP	12/2/2001	00120540001511	0012054	0001511
COMMERCIAL NET LEASE REALTY	8/4/1995	00120540001511	0012054	0001511
ILDARRAZ ROBERTO	12/31/1900	00059820000161	0005982	0000161

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	\$3,510,542	\$1,555,708	\$5,066,250	\$5,066,250
2024	\$3,344,292	\$1,555,708	\$4,900,000	\$4,900,000
2023	\$3,344,292	\$1,555,708	\$4,900,000	\$4,900,000
2022	\$3,344,292	\$1,555,708	\$4,900,000	\$4,900,000
2021	\$3,344,292	\$1,555,708	\$4,900,000	\$4,900,000
2020	\$3,344,292	\$1,555,708	\$4,900,000	\$4,900,000

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.