



Address: [7264 GLENVIEW DR](#)
City: RICHLAND HILLS
Georeference: 34090-19-14
Subdivision: RICHLAND HILLS ADDITION
Neighborhood Code: RET-Hurst/Richland Hills General

Latitude: 32.8235328537
Longitude: -97.2248864363
TAD Map: 2084-420
MAPSCO: TAR-051R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RICHLAND HILLS ADDITION
Block 19 Lot 14

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: 1951

Personal Property Account: [14504915](#)

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$421,738

Protest Deadline Date: 6/17/2024

Site Number: 80388175

Site Name: CAT CAFE

Site Class: RETGen - Retail-General/Specialty

Parcels: 1

Primary Building Name: Cat Cafe / 04558898

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 2,816

Net Leasable Area⁺⁺⁺: 2,816

Percent Complete: 100%

Land Sqft^{*}: 17,000

Land Acres^{*}: 0.3902

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:

KAT3 WATER MITIGATION LLC

Primary Owner Address:

9480 LECHNER RD
FORT WORTH, TX 76179

Deed Date: 10/31/2023

Deed Volume:

Deed Page:

Instrument: [D223195965](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EVERETT JOYCE C;EVERETT LLOYD B	5/1/1985	00081670001360	0008167	0001360
VYAS ASHWIN	6/11/1984	00078560000571	0007856	0000571
BROOKS JACKIE MORRIS	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	\$328,238	\$93,500	\$421,738	\$421,738
2024	\$298,403	\$93,500	\$391,903	\$391,903
2023	\$132,273	\$93,500	\$225,773	\$225,773
2022	\$117,503	\$93,500	\$211,003	\$211,003
2021	\$97,058	\$93,501	\$190,559	\$190,559
2020	\$105,200	\$74,800	\$180,000	\$180,000

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.