



**Address:** [5113 COMMERCIAL DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 34230-14-GR  
**Subdivision:** RICHLAND TERRACE ADDITION  
**Neighborhood Code:** WH-North Fort Worth General

**Latitude:** 32.8406759693  
**Longitude:** -97.2152694485  
**TAD Map:** 2084-424  
**MAPSCO:** TAR-052E



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 14 Lot GR

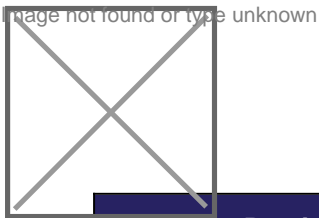
<b>Jurisdictions:</b> CITY OF N RICHLAND HILLS (018) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) BIRDVILLE ISD (902)	<b>Site Number:</b> 80448933 <b>Site Name:</b> 5713 COMMERCIAL DR <b>Site Class:</b> WHStorage - Warehouse-Storage <b>Parcels:</b> 1 <b>Primary Building Name:</b> MLS PARTNERS LTD, / 04990773 <b>Primary Building Type:</b> Commercial <b>Gross Building Area+++:</b> 11,220 <b>Net Leasable Area+++:</b> 11,220 <b>Percent Complete:</b> 100%
<b>State Code:</b> F1 <b>Year Built:</b> 1984 <b>Personal Property Account:</b> <a href="#">13810200</a> <b>Agent:</b> AMERICAN PROPERTY SERVICES (09577) <b>Notice Sent Date:</b> 4/15/2025 <b>Notice Value:</b> \$877,393 <b>Protest Deadline Date:</b> 5/31/2024	<b>Land Sqft*:</b> 26,820 <b>Land Acres*:</b> 0.6157 <b>Pool:</b> N

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

<b>Current Owner:</b> TILLAR NORTH RICHLAND PARTNERS LP <b>Primary Owner Address:</b> 2627 TILLAR ST 111 FORT WORTH, TX 76107	<b>Deed Date:</b> 1/17/2024 <b>Deed Volume:</b> <b>Deed Page:</b> <b>Instrument:</b> <a href="#">D224009166</a>
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Previous Owners	Date	Instrument	Deed Volume	Deed Page
MLS PARTNERS LTD	1/1/2003	00162560000091	0016256	0000091
MLS PRTNRS LTD & H & H CAPITAL	11/1/2002	00161270000305	0016127	0000305
MLS PRTNRS LTD & ALAN W HAMM	9/18/1996	00125370000717	0012537	0000717
SANDLIN ALAN W HAMM;SANDLIN J B	5/10/1985	00081810001514	0008181	0001514
RICHLAND ENTERPRISES INC	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 <sup>+</sup>
2025	\$796,933	\$80,460	\$877,393	\$877,393
2024	\$469,320	\$80,460	\$549,780	\$549,780
2023	\$424,440	\$80,460	\$504,900	\$504,900
2022	\$419,540	\$80,460	\$500,000	\$500,000
2021	\$419,540	\$80,460	\$500,000	\$500,000
2020	\$368,340	\$80,460	\$448,800	\$448,800

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.