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**Address:** [7509 BOULEVARD 26](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 28420-1-2R-71  
**Subdivision:** NORTH EDGLEY ADDITION  
**Neighborhood Code:** RET-North Richland Hills General

**Latitude:** 32.8285168347  
**Longitude:** -97.2221515199  
**TAD Map:** 2084-420  
**MAPSCO:** TAR-051R



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

## PROPERTY DATA

**Legal Description:** NORTH EDGLEY ADDITION  
Block 1 Lot 2R PER PLAT A-9579

**Jurisdictions:**  
**Site Number:** 80865207  
**City of N Richland Hills (018)**  
**Site Name:** HARBOR FREIGHT/TRADE SUPPLY/MICHOACAN ICE CREAM/CR COINS/CLEANIN  
**Tarrant County (220)**  
**Site Class:** RETNBBP - Retail Neighborhood Shopping Center  
**Tarrant County Hospital (224)**  
**Parcels:**  
**Parcel 1**  
**Primary Building Name:** BERRY BEST BBQ / 40669335

**State Code:** E1  
**Primary Building Type:** Commercial

**Year Built:** 1998  
**Gross Building Area+++:** 1,908

**Personal Property Account+++:** [44504079](#)

**Net Leasable Area+++:** 1,908  
**Agent:** CANTRELL MCGILL INC (00751)  
**Percent Complete:** 100%

**Notice Land Sqft\*:** 22,303

**Sent Land Acres\*:** 0.5120

**Date:**  
**Pool:** N

4/15/2025

**Notice Value:** \$496,080

**Protest Deadline Date:** 6/17/2024

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
TSCA-225 LIMITED PARTNERSHIP

**Primary Owner Address:**  
301 S SHERMAN ST STE 100  
RICHARDSON, TX 75081-4176

**Deed Date:** 1/1/2004  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000



## VALUES

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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	\$217,292	\$278,788	\$496,080	\$496,080
2024	\$166,166	\$278,788	\$444,954	\$425,308
2023	\$75,635	\$278,788	\$354,423	\$354,423
2022	\$167,765	\$278,788	\$446,553	\$446,553
2021	\$118,712	\$278,788	\$397,500	\$397,500
2020	\$159,067	\$278,788	\$437,855	\$437,855

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

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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.