

Account Number: 41281551

Address: 6645 NE LOOP 820 City: NORTH RICHLAND HILLS Georeference: 41343-4-7B

Subdivision: TAPP ADDITION

Neighborhood Code: Food Service General

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

## PROPERTY DATA

Legal Description: TAPP ADDITION Block 4 Lot 7B

Jurisdictions:

CITY OF N RICHLAND HILLS (018)

**TARRANT COUNTY (220)** 

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

BIRDVILLE ISD (902)

State Code: F1

Year Built: 2023 Personal Property Account: N/A

Agent: WILSON & FRANCO (00625)

Notice Sent Date: 5/1/2025 Notice Value: \$3,231,307

Protest Deadline Date: 6/17/2024

MAPSCO: TAR-051G

**TAD Map:** 2078-424

Latitude: 32.8411500824

Longitude: -97.2399299337

Site Number: 80870349

Site Name: CHICK FIL A

Site Class: FSFastFood - Food Service-Fast Food Restaurant

Parcels: 1

Primary Building Name: CHICK FIL A/41281551

Primary Building Type: Commercial Gross Building Area+++: 5,180 Net Leasable Area+++: 5,180 Percent Complete: 100%

**Land Sqft**\*: 46,337

Land Acres\*: 1.0637

Pool: N

## +++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

NORTH RICHLAND HILLS PADS LLC

**Primary Owner Address:** 415 E HYMAN AVE STE 401

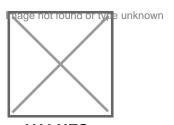
**ASPEN, CO 81611** 

**Deed Date: 3/26/2014** Deed Volume: 0000000 **Deed Page: 0000000 Instrument:** D214131767

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ACV NRH PADS LLC ETAL	3/22/2007	D207108220	0000000	0000000

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



**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	\$2,675,263	\$556,044	\$3,231,307	\$2,898,329
2024	\$288,626	\$556,044	\$844,670	\$844,670
2023	\$318,956	\$556,044	\$875,000	\$875,000
2022	\$293,956	\$556,044	\$850,000	\$850,000
2021	\$258,946	\$556,044	\$814,990	\$814,990
2020	\$318,956	\$556,044	\$875,000	\$875,000

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

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.