



**Address:** [6509 PRECINCT LINE RD](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 32938B-1-3  
**Subdivision:** PRECINT LINE OFFICE PARK  
**Neighborhood Code:** MED-Northeast Tarrant County General

**Latitude:** 32.865862351  
**Longitude:** -97.186765916  
**TAD Map:** 2096-436  
**MAPSCO:** TAR-039S



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** PRECINT LINE OFFICE PARK  
Block 1 Lot 3

**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:** 2011  
**Personal Property Account:** [14789057](#)  
**Agent:** None  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$1,085,037  
**Protest Deadline Date:** 5/31/2024

**Site Number:** 80878678  
**Site Name:** ADVANTAGE EYE CARE  
**Site Class:** MEDOff - Medical-Office  
**Parcels:** 1  
**Primary Building Name:** ADVANTAGE EYE CARE / 41493214  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 3,925  
**Net Leasable Area<sup>+++</sup>:** 3,925  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 22,646  
**Land Acres<sup>\*</sup>:** 0.5198  
**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:**  
SCHWARTZ OPTOMETRY MGMT LLC  
**Primary Owner Address:**  
102 MILL WOOD DR  
COLLEYVILLE, TX 76034-3689

**Deed Date:** 9/13/2010  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D210226683](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
J & J NRH 100 FLP	1/1/2009	<a href="#">D210214356</a>	0000000	0000000



## 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	\$762,331	\$322,706	\$1,085,037	\$1,085,037
2024	\$607,294	\$322,706	\$930,000	\$930,000
2023	\$559,294	\$322,706	\$882,000	\$882,000
2022	\$540,794	\$322,706	\$863,500	\$863,500
2021	\$501,544	\$322,706	\$824,250	\$824,250
2020	\$493,694	\$322,706	\$816,400	\$816,400

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.