



Address: [6400 DENTON HWY](#)
City: WATAUGA
Georeference: 37570-1-1R1
Subdivision: SCHELLINGER, I J SUBDIVISION
Neighborhood Code: RET-North Richland Hills General

Latitude: 32.8630847034
Longitude: -97.2633548561
TAD Map: 2072-432
MAPSCO: TAR-036Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SCHELLINGER, I J
SUBDIVISION Block 1 Lot 1R1

Jurisdictions:
CITY OF WATAUGA (031)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDVILLE ISD (902)

State Code: F1
Year Built: 2011
Personal Property Account: [13794280](#)
Agent: UPTG (00670)
Notice Sent Date: 4/15/2025
Notice Value: \$950,610
Protest Deadline Date: 5/31/2024

Site Number: 80878395
Site Name: LAUNDROMAT
Site Class: RETDryClean - Retail-Laundry/Dry Cleaning
Parcels: 1
Primary Building Name: LAUNDROMAT / 41537041
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 3,125
Net Leasable Area⁺⁺⁺: 3,125
Percent Complete: 100%
Land Sqft^{*}: 29,484
Land Acres^{*}: 0.6768
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:
RIVER NILE LLC
Primary Owner Address:
5017 RAYMOND DR
FORT WORTH, TX 76244-8020

Deed Date: 8/9/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D211196693](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEJIMI SAMIR F;BEJIMI WISAM F	1/1/2011	0000000000000000	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	\$736,556	\$214,054	\$950,610	\$747,475
2024	\$403,446	\$214,054	\$617,500	\$617,500
2023	\$395,946	\$214,054	\$610,000	\$610,000
2022	\$345,946	\$214,054	\$560,000	\$560,000
2021	\$359,122	\$178,378	\$537,500	\$537,500
2020	\$316,622	\$178,378	\$495,000	\$495,000

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.