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Address: [2625 HANDLEY EDERVILLE RD](#)
City: RICHLAND HILLS
Georeference: 34140--29R
Subdivision: RICHLAND IND PARK
Neighborhood Code: Service Station General

Latitude: 32.7985127942
Longitude: -97.2217371653
TAD Map: 2084-408
MAPSCO: TAR-065H



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

PROPERTY DATA

Legal Description: RICHLAND IND PARK Lot 29R
Jurisdictions:
CITY OF RICHLAND HILLS (020)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDEVILLE ISD (902)
State Code: F1
Year Built: 2020
Personal Property Account: [14868399](#)
Agent: RYAN LLC (00320)
Notice Sent Date: 4/15/2025
Notice Value: \$1,576,878
Protest Deadline Date: 5/31/2024
Site Number: 80881472
Site Name: SEVEN ELEVEN
Site Class: SSConvStore - Svc Station-Convenience Store with Fuel
Parcels: 1
Primary Building Name: SEVEN ELEVEN / 41677331
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 7,200
Net Leasable Area⁺⁺⁺: 7,200
Percent Complete: 100%
Land Sqft^{*}: 49,700
Land Acres^{*}: 1.1409
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:
ELB HANDLEY LLC
Primary Owner Address:
1612 SUMMIT AVE STE 100
FORT WORTH, TX 76102

Deed Date: 10/30/2020
Deed Volume:
Deed Page:
Instrument: [D220287821](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
E L BAKER JR LTD	1/1/2013	000000000000000	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	\$1,477,478	\$99,400	\$1,576,878	\$1,576,878
2024	\$1,375,600	\$99,400	\$1,475,000	\$1,475,000
2023	\$1,244,350	\$99,400	\$1,343,750	\$1,343,750
2022	\$1,150,600	\$99,400	\$1,250,000	\$1,250,000
2021	\$78,554	\$99,400	\$177,954	\$177,954
2020	\$0	\$99,400	\$99,400	\$99,400

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

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.