



Address: [6425 PRECINCT LINE RD](#)
City: NORTH RICHLAND HILLS
Georeference: 41970-1-15R
Subdivision: THOMPSON PARK ESTATES ADDITION
Neighborhood Code: Food Service General

Latitude: 32.8642375368
Longitude: -97.1866736098
TAD Map: 2096-432
MAPSCO: TAR-039W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: THOMPSON PARK ESTATES
ADDITION Block 1 Lot 15R PLAT D215041220

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: 2018

Personal Property Account: [14672559](#)

Agent: RYAN LLC (00320)

Notice Sent Date: 4/15/2025

Notice Value: \$954,016

Protest Deadline Date: 5/31/2024

Site Number: 800006020

Site Name: STARBUCKS

Site Class: FSFastFood - Food Service-Fast Food Restaurant

Parcels: 1

Primary Building Name: STARBUCKS / 42063092

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 2,184

Net Leasable Area⁺⁺⁺: 2,184

Percent Complete: 100%

Land Sqft^{*}: 29,428

Land Acres^{*}: 0.6756

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:

TEXAS RESERVE PROPERTIES II LP

Primary Owner Address:

2500 MILFOIL COVE
AUSTIN, TX 78704

Deed Date: 5/30/2019

Deed Volume:

Deed Page:

Instrument: [D219117640](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CJ REAL ESTATE LLC	7/30/2018	D218169220		



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	\$534,667	\$419,349	\$954,016	\$954,016
2024	\$559,956	\$419,349	\$979,305	\$979,305
2023	\$564,431	\$419,349	\$983,780	\$983,780
2022	\$484,001	\$419,349	\$903,350	\$903,350
2021	\$427,215	\$419,349	\$846,564	\$846,564
2020	\$431,625	\$419,349	\$850,974	\$850,974

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.