



**Address:** [6429 PRECINCT LINE RD](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 41970-1-14R  
**Subdivision:** THOMPSON PARK ESTATES ADDITION  
**Neighborhood Code:** Food Service General

**Latitude:** 32.864615383  
**Longitude:** -97.1867797085  
**TAD Map:** 2096-432  
**MAPSCO:** TAR-038V



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 14R

**Jurisdictions:**

CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDVILLE ISD (902)

**Site Number:** 800006114

**Site Name:** ANDY'S FROZEN CUSTARD

**Site Class:** FSFastFood - Food Service-Fast Food Restaurant

**Parcels:** 1

**Primary Building Name:** ANDY'S FROZEN CUSTARD / 42077972

**State Code:** F1

**Primary Building Type:** Commercial

**Year Built:** 2016

**Gross Building Area**+++ : 2,204

**Personal Property Account:** [14542035](#)

**Net Leasable Area**+++ : 2,204

**Agent:** ALPINE PROPERTY TAX ADVISORS (12297)

**Percent Complete:** 100%

**Notice Sent Date:** 4/15/2025

**Land Sqft** \* : 43,969

**Notice Value:** \$1,833,086

**Land Acres** \* : 1.0090

**Protest Deadline Date:** 5/31/2024

**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:**

SCF RC FUNDING IV LLC

**Deed Date:** 9/28/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218219824](#)

**Primary Owner Address:**

902 CARNEGIE CTR STE 520  
PRINCETON, NJ 08540

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BGGS-1 LLC	10/2/2015	<a href="#">D215264260</a>		



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 <sup>+</sup>
2025	\$987,122	\$845,964	\$1,833,086	\$1,833,086
2024	\$884,036	\$845,964	\$1,730,000	\$1,730,000
2023	\$773,976	\$845,964	\$1,619,940	\$1,619,940
2022	\$762,848	\$845,964	\$1,608,812	\$1,608,812
2021	\$762,848	\$845,964	\$1,608,812	\$1,608,812
2020	\$772,722	\$626,558	\$1,399,280	\$1,399,280

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.