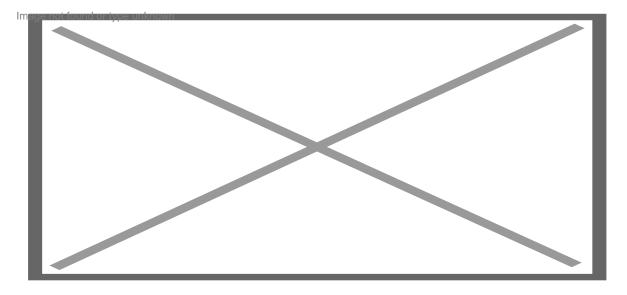


Tarrant Appraisal District Property Information | PDF Account Number: 03754197

Address: 7344 BAKER BLVD

City: RICHLAND HILLS Georeference: A 138-1D02 Subdivision: BENNETT, HAMILTON SURVEY Neighborhood Code: Food Service General Latitude: 32.8086778517 Longitude: -97.2202957328 TAD Map: 2084-412 MAPSCO: TAR-052W





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

PROPERTY DATA

Legal Description: BENNETT, H Abstract 138 Tract 1D02	AMILTON SURVEY			
Jurisdictions: CITY OF RICHLAND HILLS (02 TARRANT COUNTY (220) TARRANT COUNTY HOSPITAI TARRANT COUNTY COLLEGE BIRDVILLE ISD (902)	_ Site Class: FSFastFood - Food Service-Fast Food Restaurant			
State Code: F1	Primary Building Type: Commercial			
Year Built: 1974 Personal Property Account: <u>137</u>	Gross Building Area ⁺⁺⁺ : 2,040			
Agent: OWNWELL INC (12140) Protest Deadline Date: 5/15/202	Percent Complete: 100% ⁵ Land Sqft [*] : 20,423			
+++ Rounded.	Land Acres [*] : 0.4690			
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.	Pool: N			





OWNER INFORMATION

Current Owner:

ADAME MARIA ARTEMIA

Primary Owner Address: 2811 SCHWARTZ AVE FORT WORTH, TX 76106-7336 Deed Date: 1/13/2015 Deed Volume: Deed Page: Instrument: D215009041

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ORTEGA CAROL	12/11/2013	D213317320	000000	0000000
ROHANNI REZA	10/22/2012	D213039848	000000	0000000
ROHANNI P FIIROZBAKHT;ROHANNI REZA	3/17/2003	00165250000335	0016525	0000335
WELLS FARGO BANK TX	3/5/2002	00155750000070	0015575	0000070
DQ PROPERTIES LLC	12/1/1995	00121990000798	0012199	0000798
D Q PROPERTIES	10/31/1986	00087410000403	0008741	0000403
DAIRY QUEEN NORTH FT WORTH	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$220,901	\$86,798	\$307,699	\$307,699
2023	\$190,726	\$86,798	\$277,524	\$277,524
2022	\$156,724	\$61,269	\$217,993	\$217,993
2021	\$141,652	\$61,269	\$202,921	\$202,921
2020	\$141,772	\$61,269	\$203,041	\$203,041

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.