



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



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: UNITED PARAMOUNT TAX GROUP INC (00670)

Protest Deadline Date: 5/15/2025

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	00000000000000	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	\$0	\$0	\$0	\$0
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.