



**Address:** [2805 MARY BOAZ ST](#)  
**City:** RICHLAND HILLS  
**Georeference:** 34120-17-5  
**Subdivision:** RICHLAND HILLS SOUTH ADDITION  
**Neighborhood Code:** 3H040Y

**Latitude:** 32.8027018303  
**Longitude:** -97.2407621628  
**TAD Map:** 2078-412  
**MAPSCO:** TAR-065C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RICHLAND HILLS SOUTH  
ADDITION Block 17 Lot 5 & 6

**Jurisdictions:**

CITY OF RICHLAND HILLS (020)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDVILLE ISD (902)

**State Code:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02354144

**Site Name:** RICHLAND HILLS SOUTH ADDITION-17-5-20

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 23,400

**Land Acres<sup>\*</sup>:** 0.5371

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

YOUNG CURTIS

**Primary Owner Address:**

6432 LAVON DR  
RICHLAND HILLS, TX 76118-6503

**Deed Date:** 6/21/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204197034](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADAMS DAVID W	4/15/2004	<a href="#">D204118878</a>	0000000	0000000
CHANDLER DAWN CAROL	12/12/2003	<a href="#">D204118877</a>	0000000	0000000
CHANDLER DAWN;CHANDLER RICHARD	2/13/2001	00147430000265	0014743	0000265
GOUTREAU LILLI	3/25/1996	00123140001259	0012314	0001259
RIPPLE BOBBY R;RIPPLE KIMBERLY	5/23/1994	00116120001214	0011612	0001214
BENNETT H W ETAL	7/10/1993	00000000000000	0000000	0000000
BENNETT H W ETAL	12/31/1900	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 <sup>+</sup>
2025	\$0	\$25,000	\$25,000	\$25,000
2024	\$0	\$70,100	\$70,100	\$70,100
2023	\$0	\$70,100	\$70,100	\$70,100
2022	\$0	\$25,000	\$25,000	\$25,000
2021	\$0	\$12,000	\$12,000	\$12,000
2020	\$0	\$12,000	\$12,000	\$12,000

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.