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Address: [2801 SCRUGGS PARK DR](#)
City: RICHLAND HILLS
Georeference: 34190-26-9
Subdivision: RICHLAND PARK ADDITION
Neighborhood Code: 3H040Y

Latitude: 32.8013625067
Longitude: -97.2316810005
TAD Map: 2078-412
MAPSCO: TAR-065D



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

PROPERTY DATA

Legal Description: RICHLAND PARK ADDITION
Block 26 Lot 9 33.33% UNDIVIDED INTEREST

Jurisdictions: **Site Number:** 02368439
CITY OF RICHLAND HILLS (020)
Site Name: RICHLAND PARK ADDITION Block 26 Lot 9 66.67% UNDIVIDED INTEREST
TARRANT COUNTY (220)
Site Class: A1 Residential - Single Family
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
Parcel: 2
BIRDVILLE ISD (002)
Approximate Size+++: 2,254

State Code: A **Percent Complete:** 100%

Year Built: 1953 **Land Sqft*:** 18,000

Personal Property Accounts: N/A
Land Accounts: N/A

Agent: OOWNWELL INC (12140)

Notice Sent

Date: 4/15/2025

Notice Value: \$116,360

Protest Deadline Date: 5/24/2024

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
PEREZ LOUIS SR
Primary Owner Address:
2801 SCRUGGS PARK DR
FORT WORTH, TX 76118

Deed Date: 6/30/2022
Deed Volume:
Deed Page:
Instrument: [D222165814](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEREZ LOUIS II;PEREZ LOUIS SR;PEREZ STEPHANIE	6/29/2022	D222165814		
ALVARADO LILIANA;ALVARADO VICTOR	8/13/2004	D204256711	0000000	0000000
GARVIN J MARK;GARVIN LINDA S	9/25/1990	00100550001781	0010055	0001781
BILLINGSLEY JANICE CHOAT	5/27/1983	00075190000440	0007519	0000440

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	\$76,364	\$39,996	\$116,360	\$111,456
2024	\$80,659	\$20,665	\$101,324	\$101,324
2023	\$88,846	\$20,665	\$109,511	\$109,511
2022	\$74,694	\$14,339	\$89,033	\$66,444
2021	\$220,852	\$14,000	\$234,852	\$181,231
2020	\$185,135	\$14,000	\$199,135	\$164,755

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

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 70 to 99 PCT 11.22

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.