



Address: [2801 SPRUCE PARK DR](#)
City: RICHLAND HILLS
Georeference: 34190-27-1
Subdivision: RICHLAND PARK ADDITION
Neighborhood Code: 3H040Y

Latitude: 32.8013348496
Longitude: -97.2306067552
TAD Map: 2078-412
MAPSCO: TAR-065D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RICHLAND PARK ADDITION
Block 27 Lot 1

Jurisdictions:

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

State Code: A

Year Built: 1952

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$292,713

Protest Deadline Date: 5/24/2024

Site Number: 02368560

Site Name: RICHLAND PARK ADDITION-27-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,655

Percent Complete: 100%

Land Sqft^{*}: 16,800

Land Acres^{*}: 0.3856

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MCNUTT WILLIAM O
MCNUTT VICKI

Primary Owner Address:

2801 SPRUCE PARK DR
FORT WORTH, TX 76118-6621

Deed Date: 10/9/1989

Deed Volume: 0009726

Deed Page: 0000828

Instrument: 00097260000828

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARKER JAMES L R	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 ⁺
2025	\$232,513	\$60,200	\$292,713	\$224,880
2024	\$232,513	\$60,200	\$292,713	\$204,436
2023	\$231,713	\$60,200	\$291,913	\$185,851
2022	\$193,207	\$41,832	\$235,039	\$168,955
2021	\$190,652	\$14,000	\$204,652	\$153,595
2020	\$162,356	\$14,000	\$176,356	\$139,632

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)

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.