



**Address:** [2856 KINGSBURY AVE](#)  
**City:** RICHLAND HILLS  
**Georeference:** 34190-28-21R  
**Subdivision:** RICHLAND PARK ADDITION  
**Neighborhood Code:** 3H040Y

**Latitude:** 32.80311086  
**Longitude:** -97.2333634078  
**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 PARK ADDITION  
Block 28 Lot 21R

**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:** 1971  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$267,614  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02369052  
**Site Name:** RICHLAND PARK ADDITION-28-21R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 2,184  
**Percent Complete:** 100%  
**Land Sqft\*:** 25,233  
**Land Acres\*:** 0.5792  
**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:**  
MOSHER FAMILY TRUST  
**Primary Owner Address:**  
2856 KINGSBURY AVE  
RICHLAND HILLS, TX 76118

**Deed Date:** 11/13/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218252961](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOSHER JOHN A	12/31/1900	000000000000000	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	\$194,763	\$72,851	\$267,614	\$261,847
2024	\$194,763	\$72,851	\$267,614	\$238,043
2023	\$195,742	\$72,851	\$268,593	\$216,403
2022	\$165,881	\$50,215	\$216,096	\$196,730
2021	\$164,845	\$14,000	\$178,845	\$178,845
2020	\$192,473	\$14,000	\$206,473	\$195,194

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.