



Address: [2656 SCRUGGS PARK DR](#)
City: RICHLAND HILLS
Georeference: 34190-37-1
Subdivision: RICHLAND PARK ADDITION
Neighborhood Code: 3H040Y

Latitude: 32.7989560894
Longitude: -97.2310163212
TAD Map: 2078-408
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 37 Lot 1

Jurisdictions:

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

State Code: A

Year Built: 1968

Personal Property Account: N/A

Agent: GILL DENSON & COMPANY LLC (12107)

Notice Sent Date: 4/15/2025

Notice Value: \$194,276

Protest Deadline Date: 5/24/2024

Site Number: 02370425

Site Name: RICHLAND PARK ADDITION-37-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,655

Percent Complete: 100%

Land Sqft^{*}: 14,000

Land Acres^{*}: 0.3213

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:

RODRIGUEZ MANUEL III

Primary Owner Address:

2656 SCRUGGS PARK DR
FORT WORTH, TX 76118-6713

Deed Date: 8/6/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204250073](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KUVSHINOVA ELENA	11/26/2003	D203458885	0000000	0000000
KLEIN CORENE E	7/3/1994	000000000000000	0000000	0000000
KLEIN ALBERT J;KLEIN CORENE	12/31/1968	00046650000274	0004665	0000274
KLEIN ALBERT J	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 ⁺
2025	\$121,000	\$56,000	\$177,000	\$177,000
2024	\$138,276	\$56,000	\$194,276	\$185,626
2023	\$128,877	\$56,000	\$184,877	\$168,751
2022	\$126,121	\$39,060	\$165,181	\$153,410
2021	\$125,464	\$14,000	\$139,464	\$139,464
2020	\$150,316	\$14,000	\$164,316	\$158,797

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.