



**Address:** [2640 SCRUGGS PARK DR](#)  
**City:** RICHLAND HILLS  
**Georeference:** 34190-37-3  
**Subdivision:** RICHLAND PARK ADDITION  
**Neighborhood Code:** 3H040Y

**Latitude:** 32.7984231335  
**Longitude:** -97.2310140194  
**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 3

**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:** 1968

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02370441

**Site Name:** RICHLAND PARK ADDITION-37-3

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,066

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,600

**Land Acres<sup>\*</sup>:** 0.2892

**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:**

GARCIA ERICK JOEL CACERES  
MORENO INGRID JANETH CANALES

**Primary Owner Address:**

3014 VASSAR DR  
IRVING, TX 75062

**Deed Date:** 7/19/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223132457](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLUEPRINT FUNDING LLC	4/6/2023	<a href="#">D223059463</a>		
KEMP DAVID E	7/1/2011	<a href="#">D211158767</a>	0000000	0000000
BROOKFIELD GLOBAL REL SVCS LLC	6/30/2011	<a href="#">D211158766</a>	0000000	0000000
KEENEY JERRY D;KEENEY PAULA B	8/29/2001	00151190000353	0015119	0000353
MARTIN LEDDIE;MARTIN MONTY	6/10/1999	00138820000522	0013882	0000522
YANCEY EDDIE EARNEST	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	\$247,954	\$53,900	\$301,854	\$301,854
2024	\$247,954	\$53,900	\$301,854	\$301,854
2023	\$174,273	\$53,900	\$228,173	\$193,236
2022	\$146,646	\$37,548	\$184,194	\$175,669
2021	\$145,699	\$14,000	\$159,699	\$159,699
2020	\$173,617	\$14,000	\$187,617	\$176,700

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.