



Address: [2712 WILLOW PARK DR](#)
City: RICHLAND HILLS
Georeference: 34190-54-5
Subdivision: RICHLAND PARK ADDITION
Neighborhood Code: 3H040Y

Latitude: 32.8000750158
Longitude: -97.2289479368
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 54 Lot 5 50% UNDIVIDED INTEREST

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: 1964

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$89,335

Protest Deadline Date: 5/24/2024

Site Number: 02372347

Site Name: RICHLAND PARK ADDITION-54-5-50

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 1,508

Percent Complete: 100%

Land Sqft^{*}: 9,680

Land Acres^{*}: 0.2222

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:

BUTZ FRED JASON

Primary Owner Address:

2712 WILLOW PARK ST
RICHLAND HILLS, TX 76118-6723

Deed Date: 6/26/2008

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D208259105](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAPEL HEIGHTS PROPERTIES LP	5/22/2008	D208205903	0000000	0000000
CATHEY LUWIN;CATHEY WILLIAM D	8/14/2003	D203308970	0017093	0000110
CATHEY LUWIN;CATHEY WILLIAM D	12/31/1900	00047500000503	0004750	0000503

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	\$65,135	\$24,200	\$89,335	\$73,204
2024	\$65,135	\$24,200	\$89,335	\$66,549
2023	\$65,671	\$24,200	\$89,871	\$60,499
2022	\$56,362	\$16,940	\$73,302	\$54,999
2021	\$42,999	\$7,000	\$49,999	\$49,999
2020	\$42,999	\$7,000	\$49,999	\$46,754

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.