



**Address:** [2721 ASH PARK DR](#)  
**City:** RICHLAND HILLS  
**Georeference:** 34190-54-18  
**Subdivision:** RICHLAND PARK ADDITION  
**Neighborhood Code:** 3H040Y

**Latitude:** 32.7997891388  
**Longitude:** -97.2285520581  
**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 18

**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:** 1965  
**Personal Property Account:** N/A  
**Agent:** MODERN TAX GROUP, LLC (11214)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02372495  
**Site Name:** RICHLAND PARK ADDITION-54-18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,467  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,750  
**Land Acres<sup>\*</sup>:** 0.2008  
**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:**  
2721 ASHPARK DR TRUST  
**Primary Owner Address:**  
7278 GLENVIEW DR  
RICHLAND HILLS, TX 76180

**Deed Date:** 7/20/2009  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D214138152](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIFT VALLEY INVESTMENTS LLC	7/31/2006	<a href="#">D206239743</a>	0000000	0000000
RUBY RICHARD H;RUBY ROSA L	1/29/2003	00163840000010	0016384	0000010
RUBY RICHARD H	12/31/1900	0000000000000000	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	\$120,250	\$43,750	\$164,000	\$164,000
2024	\$120,250	\$43,750	\$164,000	\$164,000
2023	\$120,250	\$43,750	\$164,000	\$164,000
2022	\$107,933	\$30,625	\$138,558	\$138,558
2021	\$107,514	\$14,000	\$121,514	\$121,514
2020	\$116,000	\$14,000	\$130,000	\$130,000

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.