



Address: [2717 BIRCH PARK DR](#)
City: RICHLAND HILLS
Georeference: 34190-55-16
Subdivision: RICHLAND PARK ADDITION
Neighborhood Code: 3H040Y

Latitude: 32.79988964
Longitude: -97.2275891226
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 55 Lot 16

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: 1966

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02372746

Site Name: RICHLAND PARK ADDITION-55-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,170

Percent Complete: 100%

Land Sqft^{*}: 8,125

Land Acres^{*}: 0.1865

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:

LOZANO LETICIA
CERVANTES EDUARDO

Primary Owner Address:

2145 FOUNTAIN DR
LEWISVILLE, TX 75067

Deed Date: 5/7/2021

Deed Volume:

Deed Page:

Instrument: [D221135559](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MINTER STEVEN WADE	11/23/2020	D221045396		
PRICE JUANITA	12/18/1989	00097950000744	0009795	0000744
COLLINS J H;COLLINS MARGARETTE	8/4/1983	00075780000849	0007578	0000849
YATES RICKY L	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 ⁺
2025	\$112,153	\$40,625	\$152,778	\$152,778
2024	\$112,153	\$40,625	\$152,778	\$152,778
2023	\$112,944	\$40,625	\$153,569	\$153,569
2022	\$96,282	\$28,438	\$124,720	\$124,720
2021	\$95,893	\$14,000	\$109,893	\$109,893
2020	\$117,231	\$14,000	\$131,231	\$122,560

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.