



**Address:** [2700 CEDAR PARK BLVD](#)  
**City:** RICHLAND HILLS  
**Georeference:** 34190-57-7  
**Subdivision:** RICHLAND PARK ADDITION  
**Neighborhood Code:** 3H040Y

**Latitude:** 32.7998165669  
**Longitude:** -97.2260490326  
**TAD Map:** 2084-412  
**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 57 Lot 7

**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:** \$333,626

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

**Site Number:** 02373076

**Site Name:** RICHLAND PARK ADDITION-57-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,848

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,194

**Land Acres<sup>\*</sup>:** 0.1881

**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:**

BENITEZ JOSE S

**Primary Owner Address:**

2700 CEDAR PARK BLVD  
RICHLAND HILLS, TX 76118-6733

**Deed Date:** 3/20/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223051069](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENITEZ JOSE S;PREZA ANA E;PREZA GUSTAVO	11/21/2016	<a href="#">D216273544</a>		
DOWELL CASSANDRA DEE	2/8/2013	0000000000000000	0000000	0000000
MCKINNEY CASSANDRA	1/6/2004	<a href="#">D204007456</a>	0000000	0000000
WATSON HAROLD EST	7/27/1993	0000000000000000	0000000	0000000
WATSON BERTHEL R	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	\$228,030	\$40,970	\$269,000	\$269,000
2024	\$292,656	\$40,970	\$333,626	\$319,235
2023	\$231,407	\$40,970	\$272,377	\$239,550
2022	\$194,194	\$28,679	\$222,873	\$217,773
2021	\$190,705	\$14,000	\$204,705	\$197,975
2020	\$165,977	\$14,000	\$179,977	\$179,977

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.