



**Address:** [2809 ROSEBUD LN](#)  
**City:** RICHLAND HILLS  
**Georeference:** 34190-46-6  
**Subdivision:** RICHLAND PARK ADDITION  
**Neighborhood Code:** 3H040Y

**Latitude:** 32.8018332752  
**Longitude:** -97.2351591606  
**TAD Map:**  
**MAPSCO:** TAR-065C



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 46 Lot 6 33.33% UNDIVIDED INTEREST

**Jurisdictions:**  
CITY OF RICHLAND HILLS (020)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDVILLE ISD (902)

**Site Number:** 02371707  
**Site Name:** RICHLAND PARK ADDITION 46 6 66.67% UNDIVIDED INTEREST  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size+++:** 1,912

**State Code:** A  
**Percent Complete:** 100%

**Year Built:** 1957  
**Land Sqft\*:** 10,800

**Personal Property Account:** N/A  
**Land Acres\*:** 0.2479

**Agent:** None  
**Pool:** N

**Notice Sent Date:**  
4/15/2025

**Notice Value:** \$111,081

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

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
NORTHEDGE SHARON  
RUIS JACKIE  
**Primary Owner Address:**  
2809 ROSEBUD LN  
FORT WORTH, TX 76118

**Deed Date:** 7/29/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219045722](#)



| Previous Owners | Date      | Instrument                 | Deed Volume | Deed Page |
|-----------------|-----------|----------------------------|-------------|-----------|
| RUIS JACKIE     | 7/31/2016 | <a href="#">D216158528</a> |             |           |

### 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 | \$106,815          | \$4,266     | \$111,081    | \$97,649                     |
| 2024 | \$106,815          | \$4,266     | \$111,081    | \$88,772                     |
| 2023 | \$93,275           | \$4,266     | \$97,541     | \$80,702                     |
| 2022 | \$89,221           | \$2,979     | \$92,200     | \$73,365                     |
| 2021 | \$65,528           | \$1,167     | \$66,695     | \$66,695                     |
| 2020 | \$65,527           | \$1,167     | \$66,694     | \$66,694                     |

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.