

## LOCATION

**Address:** [2806 SPRUCE PARK DR](#)  
**City:** RICHLAND HILLS  
**Georeference:** 34190-12-16  
**Subdivision:** RICHLAND PARK ADDITION  
**Neighborhood Code:** 3H040Y

**Latitude:** 32.8016394795  
**Longitude:** -97.2299683019  
**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 12 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:** 1952

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02364719  
**Site Name:** RICHLAND PARK ADDITION-12-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,312  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 14,000  
**Land Acres<sup>\*</sup>:** 0.3213  
**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:**

COFFEE MYRTLE MARIE

**Primary Owner Address:**

198 APACHE TRL  
 NOCONA, TX 76255

**Deed Date:** 6/15/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223100733](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAMBLISS JOHN EGBERT	10/4/1981	00000000000000	0000000	0000000
CHAMBLISS MYRTLE EST	12/31/1900	00000000000000	0000000	0000000

## VALUES

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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	\$0	\$0	\$0	\$0
2024	\$206,236	\$56,000	\$262,236	\$262,236
2023	\$205,813	\$56,000	\$261,813	\$173,203
2022	\$177,937	\$39,060	\$216,997	\$157,457
2021	\$176,043	\$14,000	\$190,043	\$143,143
2020	\$150,051	\$14,000	\$164,051	\$130,130

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

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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.