

LOCATION

Address: [2816 SPRUCE PARK DR](#)
City: RICHLAND HILLS
Georeference: 34190-12-18
Subdivision: RICHLAND PARK ADDITION
Neighborhood Code: 3H040Y

Latitude: 32.802182768
Longitude: -97.2299668094
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 18

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: 1951

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02364735
Site Name: RICHLAND PARK ADDITION-12-18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,392
Percent Complete: 100%
Land Sqft^{*}: 14,000
Land Acres^{*}: 0.3213
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:

VAN PELT DIANA B

Primary Owner Address:

2816 SPRUCE PARK DR
 FORT WORTH, TX 76118-6620

Deed Date: 5/3/1996
Deed Volume: 0012377
Deed Page: 0000051
Instrument: 00123770000051

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHELPS MOZELLE	7/1/1988	00000000000000	0000000	0000000
PHELPS DOYLE;PHELPS MOZELLE	12/31/1900	00031790000515	0003179	0000515

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	\$0	\$0	\$0	\$0
2024	\$157,707	\$56,000	\$213,707	\$134,639
2023	\$184,530	\$56,000	\$240,530	\$122,399
2022	\$155,418	\$39,060	\$194,478	\$111,272
2021	\$153,305	\$14,000	\$167,305	\$101,156
2020	\$96,000	\$14,000	\$110,000	\$91,960

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.