

## LOCATION

---

**Address:** [2616 KINGSBURY AVE](#)  
**City:** RICHLAND HILLS  
**Georeference:** 34190-35-12  
**Subdivision:** RICHLAND PARK ADDITION  
**Neighborhood Code:** 3H040Y

**Latitude:** 32.7972064094  
**Longitude:** -97.2334210549  
**TAD Map:** 2078-408  
**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 35 Lot 12

**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:** 1954

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02370166

**Site Name:** RICHLAND PARK ADDITION-35-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,304

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,330

**Land Acres<sup>\*</sup>:** 0.2830

**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:**

HERNANDEZ TOMMY  
HERNANDEZ VANESSA

**Primary Owner Address:**

2616 KINGSBURY AVE  
FORT WORTH, TX 76118-6725

**Deed Date:** 4/7/1999

**Deed Volume:** 0013762

**Deed Page:** 0000493

**Instrument:** 00137620000493

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FARLEY JOEL	1/30/1999	00136430000047	0013643	0000047
FARLEY LISA	4/7/1998	00131660000282	0013166	0000282
LEVY BARBARA J;LEVY ROBERT III	1/21/1986	00084320001802	0008432	0001802
GROCE GAYLEN L	9/28/1984	00079740000355	0007974	0000355
GROCE JAS W	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$182,301	\$53,495	\$235,796	\$172,838
2023	\$181,672	\$53,495	\$235,167	\$157,125
2022	\$153,684	\$37,360	\$191,044	\$142,841
2021	\$151,588	\$14,000	\$165,588	\$129,855
2020	\$127,553	\$14,000	\$141,553	\$118,050

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)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.