

LOCATION

Address: [2640 KINGSBURY AVE](#)
City: RICHLAND HILLS
Georeference: 34190-35-15
Subdivision: RICHLAND PARK ADDITION
Neighborhood Code: 3H040Y

Latitude: 32.7979410325
Longitude: -97.2334296096
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 15

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: 1955

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02370190
Site Name: RICHLAND PARK ADDITION-35-15
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,785
Percent Complete: 100%
Land Sqft^{*}: 12,330
Land Acres^{*}: 0.2830
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:

MONTOYA ANTONIO

Primary Owner Address:

2640 KINGSBURY AVE
 FORT WORTH, TX 76118

Deed Date: 6/14/2018

Deed Volume:

Deed Page:

Instrument: [D218131100](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------|------------|----------------------------|-------------|-----------|
| CATALPA PROPERTY LLC | 1/10/2018 | D218008080 | | |
| BLAIN JAMES C;BLAIN JUDY B | 2/29/1988 | 00092100002221 | 0009210 | 0002221 |
| THETFORD LESLIE A SR | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$289,381 | \$45,471 | \$334,852 | \$249,712 |
| 2023 | \$241,262 | \$45,471 | \$286,733 | \$227,011 |
| 2022 | \$228,951 | \$31,756 | \$260,707 | \$206,374 |
| 2021 | \$175,713 | \$11,900 | \$187,613 | \$187,613 |
| 2020 | \$175,713 | \$11,900 | \$187,613 | \$187,613 |

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.