



Address: [3100 MARY BOAZ ST](#)
City: RICHLAND HILLS
Georeference: 34120-11-3
Subdivision: RICHLAND HILLS SOUTH ADDITION
Neighborhood Code: 3H040Y

Latitude: 32.8058897972
Longitude: -97.2403995947
TAD Map: 2078-412
MAPSCO: TAR-051Y



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RICHLAND HILLS SOUTH ADDITION Block 11 Lot 3

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: 1966

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02353474

Site Name: RICHLAND HILLS SOUTH ADDITION-11-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,703

Percent Complete: 100%

Land Sqft^{*}: 8,640

Land Acres^{*}: 0.1983

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:

TRAN YUYEN
RODRIGUEZ ANDREA

Primary Owner Address:

3100 MARY BOAZ ST
RICHLAND HILLS, TX 76118

Deed Date: 4/16/2024

Deed Volume:

Deed Page:

Instrument: [D224066321](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BIRD GLENDA B EST	7/4/1997	00000000000000	0000000	0000000
BIRD DAVID B;BIRD GLENDA B	12/31/1900	00044650000389	0004465	0000389

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	\$279,138	\$43,200	\$322,338	\$322,338
2023	\$150,772	\$43,200	\$193,972	\$193,972
2022	\$128,255	\$30,240	\$158,495	\$158,068
2021	\$127,698	\$16,000	\$143,698	\$143,698
2020	\$155,909	\$16,000	\$171,909	\$132,223

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.