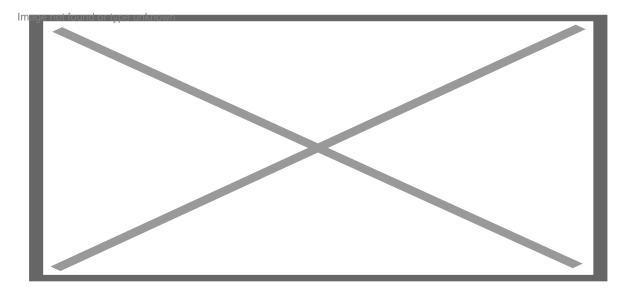


Tarrant Appraisal District Property Information | PDF Account Number: 00863955

Address: <u>512 BILLIE RUTH LN</u> City: HURST Georeference: 12810-1-10 Subdivision: ENGLER ADDITION Neighborhood Code: M3M02E

Latitude: 32.8182486838 Longitude: -97.1927290616 TAD Map: 2090-416 MAPSCO: TAR-052V





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

PROPERTY DATA

Legal Description: ENGLER ADDITION Block 1 Lot 10

Jurisdictions:

CITY OF HURST (028) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) HURST-EULESS-BEDFORD ISD (916)

State Code: B

Year Built: 1971 Personal Property Account: N/A Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 00863955 Site Name: ENGLER ADDITION-1-10 Site Class: B - Residential - Multifamily Parcels: 1 Approximate Size****: 2,748 Percent Complete: 100% Land Sqft*: 10,000 Land Acres*: 0.2295 Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION



BIG SQUAREHEAD PROPERTIES LLC

Primary Owner Address: 141 HARRELL DR

SOUTHLAKE, TX 76092

Deed Date: 6/1/2022 Deed Volume: Deed Page: Instrument: D222156763

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------------|------------|---|-------------|-----------|
| JUSTICE RUSSELL;JUSTICE TRACEY | 2/11/2022 | D222042438 | | |
| DALLAS METRO HOLDINGS LLC | 2/11/2022 | D222040492 | | |
| BURUM MARY K | 9/28/2018 | D218243408 | | |
| GRABLE ROBERT B JR;GRABLE SONYA A | 8/26/2015 | D215194655 | | |
| GRABLE SONYA A;LIVELY DEBORAH | 8/10/2015 | D215188474 | | |
| LIVELY DEBORAH;LIVELY TRAVIS | 2/17/2012 | D212041539 | 000000 | 0000000 |
| FEDERAL NATIONAL MTG ASSN | 11/2/2010 | D210280018 | 000000 | 0000000 |
| GIRON SALVADOR R | 10/11/2006 | D206330523 | 000000 | 0000000 |
| PINEHURST HILLS LTD | 12/4/1996 | 00126050000922 | 0012605 | 0000922 |
| TEXAS PROPERTIES 1994-N LP | 5/2/1995 | 00119520002152 | 0011952 | 0002152 |
| UNIVERSAL CAPITAL CORP TR | 5/6/1983 | 00075040000839 | 0007504 | 0000839 |
| METS TOWNHOUSE | 12/31/1900 | 000000000000000000000000000000000000000 | 000000 | 0000000 |
| HURST TOWNHOUSE LTD | 12/30/1900 | 000000000000000000000000000000000000000 | 000000 | 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. <u>Tarrant County Tax Office Account Information</u>.



| Year | Improvement Market | Land Market | Total Market | Total Appraised |
|------|--------------------|-------------|--------------|-----------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$372,571 | \$60,000 | \$432,571 | \$432,571 |
| 2023 | \$375,898 | \$50,000 | \$425,898 | \$425,898 |
| 2022 | \$340,976 | \$20,000 | \$360,976 | \$360,976 |
| 2021 | \$205,140 | \$20,000 | \$225,140 | \$225,140 |
| 2020 | \$220,627 | \$15,000 | \$235,627 | \$235,627 |

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

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.