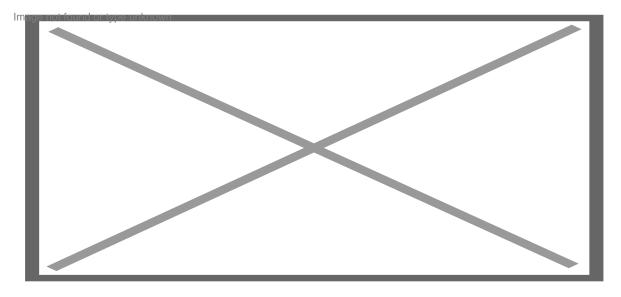


# Tarrant Appraisal District Property Information | PDF Account Number: 02715619

## Address: 1212 HURSTVIEW DR

City: HURST Georeference: 37980-1-12 Subdivision: SHADY OAKS ADDITION-HURST Neighborhood Code: 3B020K Latitude: 32.8313768674 Longitude: -97.1764446998 TAD Map: 2096-420 MAPSCO: TAR-053K





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

### PROPERTY DATA

#### Legal Description: SHADY OAKS ADDITION-HURST Block 1 Lot 12

#### Jurisdictions:

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

Year Built: 1958 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 02715619 Site Name: SHADY OAKS ADDITION-HURST-1-12 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,650 Percent Complete: 100% Land Sqft<sup>\*</sup>: 9,600 Land Acres<sup>\*</sup>: 0.2203 Pool: N

#### +++ Rounded.

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

# **OWNER INFORMATION**



LANCASTER KENNETH J

Primary Owner Address: 1212 HURSTVIEW DR HURST, TX 76053-4425 Deed Date: 8/12/2008 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D208335929

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCFARLAND J MCFARLAND;MCFARLAND JACK	8/11/2008	<u>D208335928</u>	0000000	000000
MCFARLAND MARY	7/3/2001	000000000000000000000000000000000000000	000000	0000000
MCFARLAND J T EST	12/31/1900	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	\$201,302	\$65,000	\$266,302	\$238,152
2023	\$219,877	\$40,000	\$259,877	\$216,502
2022	\$188,647	\$40,000	\$228,647	\$196,820
2021	\$169,126	\$40,000	\$209,126	\$178,927
2020	\$155,891	\$40,000	\$195,891	\$162,661

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.