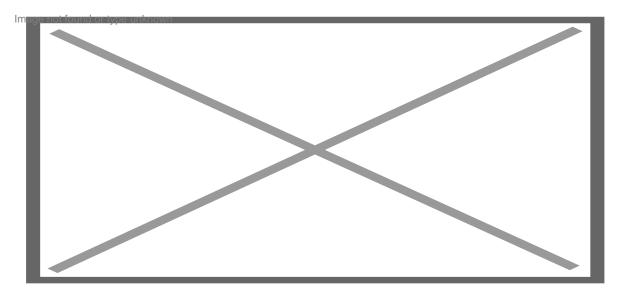


Tarrant Appraisal District Property Information | PDF Account Number: 03128709

Address: <u>713 W PLEASANTVIEW DR</u> City: HURST Georeference: 42030-2-18

Georeference: 42030-2-18 Subdivision: THOUSAND OAKS ADDITION Neighborhood Code: 3X010O Latitude: 32.8421248333 Longitude: -97.1842057733 TAD Map: 2096-424 MAPSCO: TAR-053E





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

PROPERTY DATA

Legal Description: THOUSAND OAKS ADDITION Block 2 Lot 18

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: 1964 Personal Property Account: N/A Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 03128709 Site Name: THOUSAND OAKS ADDITION-2-18 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,857 Percent Complete: 100% Land Sqft^{*}: 9,780 Land Acres^{*}: 0.2245 Pool: Y

+++ Rounded.

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

OWNER INFORMATION





ARMOUR ALAN J ARMOUR MARIA Y

Primary Owner Address: 713 PLEASANTVIEW CT HURST, TX 76054-3342 Deed Date: 5/28/1997 Deed Volume: 0012787 Deed Page: 0000038 Instrument: 00127870000038

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SWARTZ JAY L;SWARTZ YVONNE D	5/25/1988	00092820001159	0009282	0001159
WING SHARON; WING WILLIAM III	7/16/1986	00086150001980	0008615	0001980
JERGENS E DONALD; JERGENS JANET L	12/31/1900	00041830000633	0004183	0000633

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	\$272,732	\$85,000	\$357,732	\$302,761
2023	\$303,877	\$50,000	\$353,877	\$275,237
2022	\$267,066	\$50,000	\$317,066	\$250,215
2021	\$225,542	\$50,000	\$275,542	\$227,468
2020	\$209,457	\$50,000	\$259,457	\$206,789

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.