

# Tarrant Appraisal District Property Information | PDF Account Number: 05553768

### Address: <u>433 MONTREAL CT</u>

City: HURST Georeference: 47472-13-13 Subdivision: WOODBRIDGE 1ST INSTALL ADDN Neighborhood Code: 3M020G Latitude: 32.8718132145 Longitude: -97.1762683012 TAD Map: 2096-436 MAPSCO: TAR-039T





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

### **PROPERTY DATA**

### Legal Description: WOODBRIDGE 1ST INSTALL ADDN Block 13 Lot 13

#### Jurisdictions:

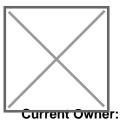
CITY OF HURST (028) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) BIRDVILLE ISD (902) State Code: A Year Built: 1989 Personal Property Account: N/A Agent: None Site Number: 05553768 Site Name: WOODBRIDGE 1ST INSTALL ADDN-13-13 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,739 Percent Complete: 100% Land Sqft<sup>\*</sup>: 9,681 Land Acres<sup>\*</sup>: 0.2222 Pool: Y

#### +++ Rounded.

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

## **OWNER INFORMATION**

Protest Deadline Date: 5/15/2025



COMPTON DANA MARIE COMPTON JASON CURTIS

Primary Owner Address: 433 MONTREAL CT HURST, TX 76054 Deed Date: 6/1/2018 Deed Volume: Deed Page: Instrument: D218120952

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PENNINGTON GREGORY ETUXKELLY	3/30/2009	D209088454	000000	0000000
COPELAND AARON KYLE	2/17/2006	D206056558	0000000	0000000
MYERS RONALD J	11/15/2004	D204359929	0000000	0000000
KENNEDY JENNIFER;KENNEDY MICHAEL	2/27/2002	00155170000299	0015517	0000299
BROOKS CLINTON; BROOKS DEBORAH L	2/16/1990	00098460001789	0009846	0001789
ROWAN HOMES INC	11/27/1989	00097850000736	0009785	0000736
WOODBRIDGE DEV JV	1/1/1984	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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$438,000	\$85,000	\$523,000	\$483,562
2023	\$461,963	\$85,000	\$546,963	\$439,602
2022	\$344,638	\$55,000	\$399,638	\$399,638
2021	\$347,175	\$55,000	\$402,175	\$389,082
2020	\$298,711	\$55,000	\$353,711	\$353,711

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**



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- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 50 to 69 PCT 11.22

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.