



Address: [301 CARNATION LN](#)
City: HURST
Georeference: 44814-1-9
Subdivision: WALKER BRANCH ESTATES ADDN
Neighborhood Code: 3B010N

Latitude: 32.8127791864
Longitude: -97.1896681468
TAD Map: 2090-416
MAPSCO: TAR-052Z



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

PROPERTY DATA

Legal Description: WALKER BRANCH ESTATES
ADDN Block 1 Lot 9

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: 1997

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06970745

Site Name: WALKER BRANCH ESTATES ADDN-1-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,759

Percent Complete: 100%

Land Sqft^{*}: 31,664

Land Acres^{*}: 0.7269

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:

POLLEY AMY
POLLEY MARK

Primary Owner Address:

301 CARNATION LN
HURST, TX 76053

Deed Date: 11/9/2018

Deed Volume:

Deed Page:

Instrument: [D218250867](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANDICH P C SADASIVAN;MANDICH T P	7/30/2008	D208307661	0000000	0000000
POWELL ALAN EDWARD;POWELL KATHY	12/28/2004	D205001022	0000000	0000000
HENDERSON HARRY W;HENDERSON RHONDA	8/15/1997	00128800000188	0012880	0000188
ELITE CUSTOM HOMES INC	5/22/1997	00127810000128	0012781	0000128
STINSON DEV CORP	5/16/1997	001280000000515	0012800	0000515
TEXAS BEST CUSTOM HOMES INC	3/27/1997	001273000001299	0012730	0001299
STINSON DEVELOPMENT CORP	1/1/1996	000000000000000	0000000	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	\$308,467	\$97,036	\$405,503	\$390,080
2023	\$275,289	\$79,329	\$354,618	\$354,618
2022	\$248,602	\$79,398	\$328,000	\$328,000
2021	\$241,059	\$42,500	\$283,559	\$283,559
2020	\$231,175	\$42,500	\$273,675	\$273,675

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.