

Tarrant Appraisal District Property Information | PDF Account Number: 06970885

Address: <u>844 MAGNOLIA CT</u>

City: HURST Georeference: 44814-1-21 Subdivision: WALKER BRANCH ESTATES ADDN Neighborhood Code: 3B010N Latitude: 32.813868386 Longitude: -97.1900877356 TAD Map: 2090-416 MAPSCO: TAR-052V





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

PROPERTY DATA

Legal Description: WALKER BRANCH ESTATES ADDN Block 1 Lot 21

Jurisdictions:

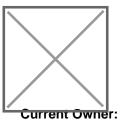
CITY OF HURST (028) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) HURST-EULESS-BEDFORD ISD (916) State Code: A

Year Built: 1997 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 06970885 Site Name: WALKER BRANCH ESTATES ADDN-1-21 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size***: 1,604 Percent Complete: 100% Land Sqft*: 8,333 Land Acres*: 0.1912 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: DANH BET DANH XUYEN T TRUONG Primary Owner Address:

844 MAGNOLIA CT HURST, TX 76053-6480 Deed Date: 1/13/2010 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D210013045

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|------------|---|-------------|-----------|
| SECRETARY OF VETERANS AFFAIRS | 12/30/2008 | D209000091 | 000000 | 0000000 |
| WELLS FARGO BANK N A | 12/2/2008 | D208447290 | 000000 | 0000000 |
| YOUNG MICHAEL D;YOUNG SHANDA L | 2/15/2002 | 00154770000023 | 0015477 | 0000023 |
| BEAVERS KATHERINE;BEAVERS SCOTT | 5/23/1997 | 00127810000130 | 0012781 | 0000130 |
| 16 PARKSIDE LANE INC | 12/6/1996 | 00126070000847 | 0012607 | 0000847 |
| STINSON DEVELOPMENT CORP | 1/1/1996 | 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 | \$267,991 | \$49,998 | \$317,989 | \$309,147 |
| 2023 | \$239,378 | \$41,665 | \$281,043 | \$281,043 |
| 2022 | \$231,610 | \$41,665 | \$273,275 | \$273,275 |
| 2021 | \$209,865 | \$50,000 | \$259,865 | \$249,583 |
| 2020 | \$201,260 | \$50,000 | \$251,260 | \$226,894 |

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.