



Address: [305 FANNING DR](#)
City: HURST
Georeference: 19229-1-8
Subdivision: HOWARD HILLS ESTATES ADDITION
Neighborhood Code: 3B010A

Latitude: 32.8136305202
Longitude: -97.2011141761
TAD Map: 2090-416
MAPSCO: TAR-052U



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

PROPERTY DATA

Legal Description: HOWARD HILLS ESTATES
ADDITION Block 1 Lot 8

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: 2001

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07391498

Site Name: HOWARD HILLS ESTATES ADDITION-1-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,307

Percent Complete: 100%

Land Sqft^{*}: 11,200

Land Acres^{*}: 0.2571

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:
WELLS JAMES N JR
Primary Owner Address:
305 FANNING DR
HURST, TX 76053

Deed Date: 5/12/2021
Deed Volume:
Deed Page:
Instrument: [D221137692](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDERSON ETHAN ETAL	10/30/2020	2020-PR03166-2		
ANDERSON KATHRYN M EST	5/15/2017	142-17-000000		
ANDERSON RONALD J EST	3/28/2003	00165370000284	0016537	0000284
BROCK ANITA	3/16/2001	00147940000360	0014794	0000360
NATIONWIDE AFFORDABLE HOUSING	1/1/1999	00000000000000	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	\$320,637	\$63,000	\$383,637	\$383,637
2023	\$357,018	\$52,400	\$409,418	\$373,602
2022	\$287,222	\$52,416	\$339,638	\$339,638
2021	\$248,848	\$60,000	\$308,848	\$308,848
2020	\$250,035	\$60,000	\$310,035	\$310,035

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.