

Property Information | PDF Account Number: 42327391



City: HURST

Address: 321 MELBOURNE RD Latitude: 32.8145716143

**Georeference:** 19229-2-12

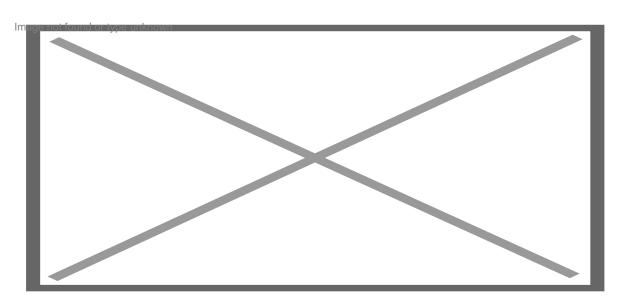
Subdivision: HOWARD HILLS ESTATES ADDITION

Neighborhood Code: 3B010A

Latitude: 32.8145716143 Longitude: -97.1985710253 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 2 Lot 12

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: 2020

Personal Property Account: N/A

Agent: None

**Protest Deadline Date: 5/15/2025** 

Site Number: 800027991

Site Name: HOWARD HILLS ESTATES ADDITION 2 12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,870 Percent Complete: 100%

Land Sqft\*: 27,388 Land Acres\*: 1.5900

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

03-21-2025 Page 1

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



BALL DAVID R BALL JOY L

Primary Owner Address: 321 MELBOURNE RD HURST, TX 76053 Deed Date: 7/30/2020

Deed Volume: Deed Page:

**Instrument:** D220188619

## **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	\$423,701	\$87,950	\$511,651	\$511,651
2023	\$469,960	\$72,060	\$542,020	\$495,802
2022	\$378,561	\$72,168	\$450,729	\$450,729
2021	\$299,981	\$63,750	\$363,731	\$363,731
2020	\$0	\$63,750	\$63,750	\$63,750

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

03-21-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.