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Address: [312 SIMMONS DR](#)
City: HURST
Georeference: 610-4-12
Subdivision: ANDERSON-HURST ADDITION
Neighborhood Code: 3B020D

Latitude: 32.8137796048
Longitude: -97.1821238716
TAD Map: 2096-416
MAPSCO: TAR-053S



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

PROPERTY DATA

Legal Description: ANDERSON-HURST ADDITION
Block 4 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: 1959

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 00040177

Site Name: ANDERSON-HURST ADDITION-4-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 972

Percent Complete: 100%

Land Sqft^{*}: 7,440

Land Acres^{*}: 0.1707

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:

CHURCH CINDY L

CHURCH JODY J

Primary Owner Address:

312 SIMMONS DR

HURST, TX 76053

Deed Date: 11/4/2021

Deed Volume:

Deed Page:

Instrument: [D221341794](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BACKES CINDY L	5/21/2019	D219110033		
EVISTON EVELYN;EVISTON MICHAEL	4/26/2018	D218094489		
BARNES NANNIE RUTH MERRITT	10/10/2008	000000000000000	0000000	0000000
SANDERS NANNIE RUTH MERRITT	10/21/2007	D214040048	0000000	0000000
SANDERS JACK;SANDERS NANNIE	5/28/2003	00167950000315	0016795	0000315
HOUSER ALFRED J	12/31/1900	00064740000077	0006474	0000077

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	\$165,000	\$60,000	\$225,000	\$225,000
2024	\$165,000	\$60,000	\$225,000	\$225,000
2023	\$219,000	\$30,000	\$249,000	\$212,807
2022	\$181,834	\$30,000	\$211,834	\$193,461
2021	\$159,899	\$30,000	\$189,899	\$175,874
2020	\$129,885	\$30,000	\$159,885	\$159,885

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.