



**Address:** [1004 SEAN CT](#)  
**City:** HURST  
**Georeference:** 2630-6-13  
**Subdivision:** BILLY CREEK ESTATES  
**Neighborhood Code:** 3B010L

**Latitude:** 32.8128822784  
**Longitude:** -97.1939279849  
**TAD Map:** 2090-416  
**MAPSCO:** TAR-052Z



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** BILLY CREEK ESTATES Block 6  
Lot 13

**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:** 1976  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00224146  
**Site Name:** BILLY CREEK ESTATES Block 6 Lot 13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,159  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,149  
**Land Acres<sup>\*</sup>:** 0.2330  
**Pool:** N

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

**OWNER INFORMATION**

**Current Owner:**  
BILBY CONNIE  
**Primary Owner Address:**  
1004 SEAN CT  
HURST, TX 76053-6324

**Deed Date:** 8/4/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220226052](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAHN KATHRYN MEEHAN	7/26/2003	<a href="#">D205238314</a>	0000000	0000000
HAHN C E EST	7/18/1977	0000000000000000	0000000	0000000



## VALUES

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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 <sup>+</sup>
2025	\$261,892	\$60,372	\$322,264	\$322,264
2024	\$261,892	\$60,372	\$322,264	\$322,264
2023	\$303,229	\$50,298	\$353,527	\$300,300
2022	\$222,661	\$50,339	\$273,000	\$273,000
2021	\$223,000	\$50,000	\$273,000	\$273,000
2020	\$180,627	\$50,000	\$230,627	\$230,627

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

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- 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.