



Address: [224 MELBOURNE RD](#)
City: HURST
Georeference: 2630-10-3
Subdivision: BILLY CREEK ESTATES
Neighborhood Code: 3B010L

Latitude: 32.8121099785
Longitude: -97.1979139997
TAD Map: 2090-416
MAPSCO: TAR-052Y



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
10 Lot 3

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: 1973

Personal Property Account: N/A

Agent: CAMERON PROPERTY TAX (12191)

Protest Deadline Date: 5/24/2024

Site Number: 00224707

Site Name: BILLY CREEK ESTATES Block 10 Lot 3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,068

Percent Complete: 100%

Land Sqft^{*}: 9,757

Land Acres^{*}: 0.2240

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:

KDB FUNDING LLC

Primary Owner Address:

18383 PRESTON RD SUITE 150
DALLAS, TX 75252

Deed Date: 2/7/2020

Deed Volume:

Deed Page:

Instrument: [D220034066](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
COMPASSION REALTY AND RENOVATION LLC	7/22/2019	D219160382		
RUBY EMMITT G EST;RUBY RITA SUE EST	11/28/2001	00152900000271	0015290	0000271
SPEER CAROL S;SPEER VESTER L	6/18/1986	00085840001505	0008584	0001505
REAVES B J	12/31/1900	000000000000000	0000000	0000000
AID MORTGAGE CO - A PTNSHP	12/30/1900	000000000000000	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	\$165,676	\$58,542	\$224,218	\$224,218
2024	\$165,676	\$58,542	\$224,218	\$224,218
2023	\$216,215	\$48,785	\$265,000	\$265,000
2022	\$181,215	\$48,785	\$230,000	\$230,000
2021	\$168,500	\$50,000	\$218,500	\$218,500
2020	\$170,000	\$50,000	\$220,000	\$220,000

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

There are no exemptions for this property

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.