



Address: [716 BILLIE RUTH LN](#)
City: HURST
Georeference: 12810-2-2
Subdivision: ENGLER ADDITION
Neighborhood Code: M3M02E

Latitude: 32.8228893015
Longitude: -97.1927323945
TAD Map: 2090-420
MAPSCO: TAR-052R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ENGLER ADDITION Block 2 Lot 2

Jurisdictions:

CITY OF HURST (028)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)

State Code: B

Year Built: 1971

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 00864056

Site Name: ENGLER ADDITION-2-2

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 2,372

Percent Complete: 100%

Land Sqft^{*}: 9,860

Land Acres^{*}: 0.2263

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:

KIANI ASLAN

Primary Owner Address:

716 BILLIE RUTH LN
HURST, TX 76053

Deed Date: 3/25/2025

Deed Volume:

Deed Page:

Instrument: [D225052231](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COOK LAUREN ELIZABETH;COOK STEPHANIE	7/20/2022	D222183959		
BURUM MARY KATHERINE	11/20/2020	D220312451		
BURUM JAMES B;BURUM MARY K	8/25/2016	D216196557		
GIRON SALVADOR R	10/6/2006	D207011721	0000000	0000000
PINEHURST HILLS LTD	12/4/1996	00126050000922	0012605	0000922
TEXAS PROPERTIES 1994-N LP	5/2/1995	00119520002152	0011952	0002152
UNIVERSAL CAPITAL CORP TR	5/6/1983	00075040000823	0007504	0000823
BILLIE RUTH TOWNHOUSE LTD	12/31/1900	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	\$319,762	\$59,160	\$378,922	\$378,922
2024	\$319,762	\$59,160	\$378,922	\$378,922
2023	\$322,617	\$49,300	\$371,917	\$371,917
2022	\$219,402	\$20,000	\$239,402	\$239,402
2021	\$171,856	\$20,000	\$191,856	\$191,856
2020	\$183,000	\$15,000	\$198,000	\$198,000

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.