



Address: [312 BELLAIRE DR](#)
City: HURST
Georeference: 18740-7-7
Subdivision: HOLDER ESTATES
Neighborhood Code: 3B0300

Latitude: 32.8132766081
Longitude: -97.1590665723
TAD Map: 2102-416
MAPSCO: TAR-053Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HOLDER ESTATES Block 7 Lot 7

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: 1953

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 01316494

Site Name: HOLDER ESTATES-7-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,124

Percent Complete: 100%

Land Sqft^{*}: 7,500

Land Acres^{*}: 0.1721

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:

CAUDILL AMANDA

Primary Owner Address:

312 BELLAIRE DR
HURST, TX 76053

Deed Date: 10/2/2015

Deed Volume:

Deed Page:

Instrument: [D215228592](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCLACHLAN JAMES EST	3/27/2012	D212073583	0000000	0000000
INTEXTRA ASSET MANAGEMENT LLC	11/15/2011	D211294388	0000000	0000000
FOWLER CARRIE;FOWLER GREGORY	7/30/2009	D209203240	0000000	0000000
GEHMAN CARRIE JO	4/13/1992	0000000000000000	0000000	0000000
SPRING JOSEPH W EST	12/31/1900	0000000000000000	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	\$132,165	\$50,000	\$182,165	\$182,165
2024	\$132,165	\$50,000	\$182,165	\$182,165
2023	\$147,954	\$35,000	\$182,954	\$171,375
2022	\$145,665	\$35,000	\$180,665	\$155,795
2021	\$138,644	\$35,000	\$173,644	\$141,632
2020	\$102,936	\$35,000	\$137,936	\$128,756

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.