



Address: [740 TIMBERHILL DR](#)
City: HURST
Georeference: 20890-2-12
Subdivision: HURST PARK NORTH ADDITION
Neighborhood Code: 3B020A

Latitude: 32.8287620708
Longitude: -97.1861158869
TAD Map: 2096-420
MAPSCO: TAR-053N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HURST PARK NORTH
ADDITION Block 2 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: 1961
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$273,826
Protest Deadline Date: 5/24/2024

Site Number: 01394606
Site Name: HURST PARK NORTH ADDITION-2-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,584
Percent Complete: 100%
Land Sqft^{*}: 10,556
Land Acres^{*}: 0.2423
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:
JOHN W. BABINE & JUANA F. BABINE REVOCABLE LIVING TRUST
Primary Owner Address:
740 TIMBERHILL DR
HURST, TX 76053

Deed Date: 12/15/2015
Deed Volume:
Deed Page:
Instrument: [D216051806](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BABINE JUANA F;JOHN W. BABINE & JUANA F. BABINE REVOCABLE LIVING TRUST	7/31/2014	D213247172		
BABINE JOHN W;BABINE JUANA ETAL	9/3/2013	D213247172	0000000	0000000
BABINE JUANA F;JOHN W. BABINE & JUANA F. BABINE REVOCABLE LIVING TRUST	9/6/2002	00163360000227	0016336	0000227
ONAK JOHN EST	7/15/1996	00124390000900	0012439	0000900
ANDERSON EVA MARIE	6/16/1994	00116340002292	0011634	0002292
FAIRCLOTH HAZEL H	8/5/1991	00000000000000	0000000	0000000
FAIRCLOTH GRADY W	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	\$213,826	\$60,000	\$273,826	\$263,538
2024	\$213,826	\$60,000	\$273,826	\$239,580
2023	\$209,388	\$50,000	\$259,388	\$217,800
2022	\$186,271	\$50,000	\$236,271	\$198,000
2021	\$130,000	\$50,000	\$180,000	\$180,000
2020	\$130,000	\$50,000	\$180,000	\$180,000

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

- 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.