



**Address:** [1612 EASTRIDGE CT](#)  
**City:** HURST  
**Georeference:** 25260-40-12  
**Subdivision:** MAYFAIR ADDITION-HURST  
**Neighborhood Code:** 3X010Q

**Latitude:** 32.8444644826  
**Longitude:** -97.1656067113  
**TAD Map:** 2102-428  
**MAPSCO:** TAR-053G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MAYFAIR ADDITION-HURST  
Block 40 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:** 1977

**Personal Property Account:** N/A

**Agent:** JOHN M HIXSON (06392)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$387,652

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01663569

**Site Name:** MAYFAIR ADDITION-HURST-40-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,375

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,130

**Land Acres<sup>\*</sup>:** 0.3014

**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:**

ATILANO FAMILY TRUST

**Primary Owner Address:**

1612 EASTRIDGE CT  
HURST, TX 76054

**Deed Date:** 11/24/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222018908](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ATILANO EDUARDO;ATILANO LORENA	9/6/2006	<a href="#">D206284344</a>	0000000	0000000
HAWKINS JAMES A	3/14/2006	<a href="#">D206086471</a>	0000000	0000000
DEVORE JOAN MARIE ROTEN	2/23/2001	00147500000055	0014750	0000055
DEVORE JOAN M;DEVORE SHERMAN W	7/29/1997	00128540000319	0012854	0000319
LIVAUDAIS JACK JR;LIVAUDAIS NOEL	3/30/1988	00092320001426	0009232	0001426
RUDOLPH CHARLES M	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 <sup>+</sup>
2025	\$312,652	\$75,000	\$387,652	\$387,652
2024	\$312,652	\$75,000	\$387,652	\$358,040
2023	\$287,000	\$55,000	\$342,000	\$325,491
2022	\$280,000	\$55,000	\$335,000	\$295,901
2021	\$214,001	\$55,000	\$269,001	\$269,001
2020	\$214,000	\$55,000	\$269,000	\$269,000

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.