



**Address:** [313 MOUNTAINVIEW DR](#)  
**City:** HURST  
**Georeference:** 25270-28-10  
**Subdivision:** MAYFAIR NORTH ADDITION  
**Neighborhood Code:** 3X010L

**Latitude:** 32.8514544811  
**Longitude:** -97.1716737344  
**TAD Map:** 2096-428  
**MAPSCO:** TAR-053B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MAYFAIR NORTH ADDITION  
Block 28 Lot 10

**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:** 1979

**Personal Property Account:** N/A

**Agent:** THE RAY TAX GROUP LLC (01008)

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

**Site Number:** 01673823

**Site Name:** MAYFAIR NORTH ADDITION-28-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,652

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,200

**Land Acres<sup>\*</sup>:** 0.2341

**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:**

MA&MA VENTURES LLC - MOUNTAINVIEW

**Primary Owner Address:**

1161 CASTLE DR  
PROSPER, TX 75078

**Deed Date:** 4/30/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221127726](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BATRA MONIKA	12/9/2016	<a href="#">D216290264</a>		
LUCERO DIVERSIFIED HOLDINGS	7/25/2016	<a href="#">D216171239</a>		
COVENANT FUNDING GROUP	7/25/2016	<a href="#">D216170109</a>		
REAMS DANIEL CURTIS	8/8/1996	00124790002342	0012479	0002342
REAMS GERTRUDE	12/16/1983	00076940000052	0007694	0000052
GERTRUDE & DANIEL REAMS	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	\$160,477	\$75,000	\$235,477	\$235,477
2024	\$200,767	\$75,000	\$275,767	\$275,767
2023	\$223,115	\$55,000	\$278,115	\$278,115
2022	\$196,093	\$55,000	\$251,093	\$251,093
2021	\$167,001	\$54,999	\$222,000	\$222,000
2020	\$167,000	\$55,000	\$222,000	\$222,000

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.