



**Address:** [712 SPRINGHILL DR](#)  
**City:** HURST  
**Georeference:** 32950-4-18  
**Subdivision:** PRESTONDALE ESTATES (HURST)  
**Neighborhood Code:** 3M020D

**Latitude:** 32.8682250109  
**Longitude:** -97.1833080543  
**TAD Map:** 2096-436  
**MAPSCO:** TAR-039S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PRESTONDALE ESTATES  
(HURST) Block 4 Lot 18

**Jurisdictions:**

CITY OF HURST (028)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDVILLE ISD (902)

**State Code:** A

**Year Built:** 1977

**Personal Property Account:** N/A

**Agent:** VANGUARD PROPERTY TAX APPEALS (12065): N

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

**Site Number:** 02255863

**Site Name:** PRESTONDALE ESTATES (HURST)-4-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,878

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,064

**Land Acres<sup>\*</sup>:** 0.2539

<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:**

ICHINOMIYA CONSTRUCTION CO LTD

**Primary Owner Address:**

5050 QUORUM DR STE 225  
DALLAS, TX 75254

**Deed Date:** 6/29/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220153456](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC	6/6/2019	<a href="#">D219132438</a>		
BAYS MARY KATHRYN	1/10/1997	00126520000438	0012652	0000438
BAYS FRED M	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 <sup>+</sup>
2025	\$286,000	\$60,000	\$346,000	\$346,000
2024	\$286,000	\$60,000	\$346,000	\$346,000
2023	\$287,163	\$60,000	\$347,163	\$347,163
2022	\$248,600	\$40,000	\$288,600	\$288,600
2021	\$195,000	\$40,000	\$235,000	\$235,000
2020	\$194,001	\$40,000	\$234,001	\$234,001

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.