



**Address:** [704 RIDGEWOOD CIR](#)  
**City:** HURST  
**Georeference:** 32950-10-2  
**Subdivision:** PRESTONDALE ESTATES (HURST)  
**Neighborhood Code:** 3M020D

**Latitude:** 32.8706928894  
**Longitude:** -97.1836329248  
**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 10 Lot 2

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

**State Code:** A  
**Year Built:** 1978  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02257483  
**Site Name:** PRESTONDALE ESTATES (HURST)-10-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,839  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,807  
**Land Acres<sup>\*</sup>:** 0.1562  
**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:**  
MUISE LIVING TRUST  
**Primary Owner Address:**  
3714 WOODCREST DR  
COLLEYVILLE, TX 76034

**Deed Date:** 4/1/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225060642](#)

| Previous Owners                 | Date       | Instrument                 | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| MUISE PAUL                      | 11/19/2021 | <a href="#">D221341200</a> |             |           |
| SUTHERLIN KATHY;SUTHERLIN KEITH | 3/23/1984  | 00077780000209             | 0007778     | 0000209   |
| RICHARD KEVIN DWYER             | 12/31/1900 | 00000000000000             | 0000000     | 0000000   |



## VALUES

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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 | \$243,081          | \$60,000    | \$303,081    | \$303,081                    |
| 2024 | \$302,164          | \$60,000    | \$362,164    | \$362,164                    |
| 2023 | \$281,000          | \$60,000    | \$341,000    | \$341,000                    |
| 2022 | \$262,962          | \$40,000    | \$302,962    | \$302,962                    |
| 2021 | \$248,416          | \$40,000    | \$288,416    | \$271,580                    |
| 2020 | \$207,643          | \$40,000    | \$247,643    | \$246,891                    |

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

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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.