



**Address:** [1204 ROYAL TERR](#)  
**City:** HURST  
**Georeference:** 33720-2-5  
**Subdivision:** REAVES PARK ADDITION  
**Neighborhood Code:** 3B010R

**Latitude:** 32.832307607  
**Longitude:** -97.1907905  
**TAD Map:** 2090-424  
**MAPSCO:** TAR-052M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** REAVES PARK ADDITION Block  
2 Lot 5

**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:** 1965

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$203,394

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

**Site Number:** 02326868

**Site Name:** REAVES PARK ADDITION-2-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,470

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,050

**Land Acres<sup>\*</sup>:** 0.1848

**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:**

RANSBERGER TERESA  
RANSBERGER BILLY

**Primary Owner Address:**

1204 ROYAL TERR  
HURST, TX 76053-4113

**Deed Date:** 3/13/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213081825](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUNT ANNA ETAL	9/9/2012	000000000000000	0000000	0000000
ALVARADO LILLIE H EST	10/26/2005	000000000000000	0000000	0000000
ALVARADO JOHNNY T;ALVARADO LILLIE	8/30/2005	<a href="#">D205267966</a>	0000000	0000000
CONSODINE THOMAS J III	5/5/1997	00127590000227	0012759	0000227
MARKUM D W	12/31/1900	000000000000000	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	\$155,094	\$48,300	\$203,394	\$203,394
2024	\$155,094	\$48,300	\$203,394	\$186,908
2023	\$137,286	\$40,250	\$177,536	\$169,916
2022	\$139,994	\$40,250	\$180,244	\$154,469
2021	\$95,426	\$45,000	\$140,426	\$140,426
2020	\$123,573	\$45,000	\$168,573	\$146,398

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.