



Address: [1036 BLACK ST](#)
City: HURST
Georeference: 34150-S-11
Subdivision: RICHLAND OAKS SUBDIVISION
Neighborhood Code: 3B010C

Latitude: 32.8288652008
Longitude: -97.1960027553
TAD Map: 2090-420
MAPSCO: TAR-052R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RICHLAND OAKS SUBDIVISION
Block S Lot 11

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

State Code: A
Year Built: 1964
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$306,138
Protest Deadline Date: 5/24/2024

Site Number: 02362120
Site Name: RICHLAND OAKS SUBDIVISION-S-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,842
Percent Complete: 100%
Land Sqft^{*}: 8,442
Land Acres^{*}: 0.1938
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:
FRANKLIN CARLTON M
Primary Owner Address:
1036 BLACK ST
HURST, TX 76053-4123

Deed Date: 12/7/1995
Deed Volume: 0012196
Deed Page: 0000589
Instrument: 00121960000589

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAVENDER DOUGLAS RANDAL	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 ⁺
2025	\$255,486	\$50,652	\$306,138	\$282,719
2024	\$255,486	\$50,652	\$306,138	\$257,017
2023	\$238,232	\$42,210	\$280,442	\$233,652
2022	\$210,385	\$42,210	\$252,595	\$212,411
2021	\$185,193	\$45,000	\$230,193	\$193,101
2020	\$161,171	\$45,000	\$206,171	\$175,546

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.