



Address: [1040 BLACK ST](#)
City: HURST
Georeference: 34150-S-12
Subdivision: RICHLAND OAKS SUBDIVISION
Neighborhood Code: 3B010C

Latitude: 32.8288715254
Longitude: -97.1962762306
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 12

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: \$320,000
Protest Deadline Date: 5/24/2024

Site Number: 02362139
Site Name: RICHLAND OAKS SUBDIVISION-S-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,305
Percent Complete: 100%
Land Sqft^{*}: 10,827
Land Acres^{*}: 0.2485
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:
DEPUNG-BEESINGER AMANDA K
BEESINGER CHRISTOPHER L
Primary Owner Address:
1040 BLACK ST
HURST, TX 76053

Deed Date: 5/31/2019
Deed Volume:
Deed Page:
Instrument: [D219120424](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WHITE SINGLE SPACE LLC	8/9/2018	D218177187		
MYERS THE HOME BUYERS OF DALLAS LLC	8/8/2018	D218176794		
CARLENTINE CARMEN;CARLENTINE CASEY	12/31/2012	D213007233	0000000	0000000
CARLENTINE C WHEATLEY;CARLENTINE CASEY	2/17/2005	D205049814	0000000	0000000
TRAN AU T;TRAN TAM T	8/5/1994	00116820001406	0011682	0001406
KIRBY ELIZABETH;KIRBY KENNETH	3/5/1991	00101940001978	0010194	0001978
ORR BRUCE B;ORR KIMBERLY	4/12/1988	00092580001483	0009258	0001483
SECRETARY OF HUD	8/26/1986	00086640002345	0008664	0002345
BRIGHT MORTGAGE COMPANY	8/11/1986	00086480000192	0008648	0000192
WILLIAMS BECKY K	2/19/1986	00084610000221	0008461	0000221
WILLIAMS BECKY;WILLIAMS MICHAEL	12/31/1900	00077080000470	0007708	0000470

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	\$227,932	\$62,068	\$290,000	\$290,000
2024	\$257,932	\$62,068	\$320,000	\$290,158
2023	\$261,847	\$51,654	\$313,501	\$263,780
2022	\$188,155	\$51,645	\$239,800	\$239,800
2021	\$194,800	\$45,000	\$239,800	\$239,800
2020	\$176,989	\$45,000	\$221,989	\$221,989

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.