



Address: [609 PATRICIA RD](#)
City: HURST
Georeference: 37980-4-3
Subdivision: SHADY OAKS ADDITION-HURST
Neighborhood Code: 3B020K

Latitude: 32.8282870748
Longitude: -97.1775128311
TAD Map: 2096-420
MAPSCO: TAR-053P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHADY OAKS ADDITION-HURST Block 4 Lot 3

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: 1958
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$284,468
Protest Deadline Date: 5/24/2024

Site Number: 02715821
Site Name: SHADY OAKS ADDITION-HURST-4-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,822
Percent Complete: 100%
Land Sqft^{*}: 9,600
Land Acres^{*}: 0.2203
Pool: N

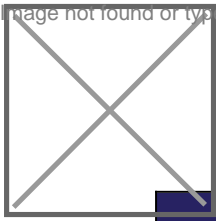
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
MCMEANS FREDDIE
MCMEANS VICKI
Primary Owner Address:
609 PATRICIA RD
HURST, TX 76053-4434

Deed Date: 2/16/1990
Deed Volume: 0009847
Deed Page: 0000150
Instrument: 00098470000150



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KNOLL JOHN;KNOLL WILMA	7/1/1987	00089960001927	0008996	0001927
REED ANN Z	11/16/1984	00080200001002	0008020	0001002
BETHA I GODDARD	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	\$219,468	\$65,000	\$284,468	\$271,565
2024	\$219,468	\$65,000	\$284,468	\$246,877
2023	\$240,850	\$40,000	\$280,850	\$224,434
2022	\$204,575	\$40,000	\$244,575	\$204,031
2021	\$165,031	\$40,000	\$205,031	\$185,483
2020	\$167,626	\$40,000	\$207,626	\$168,621

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.