



Address: [521 CIRCLEVIEW DR S](#)
City: HURST
Georeference: 37980-19-18
Subdivision: SHADY OAKS ADDITION-HURST
Neighborhood Code: 3X010N

Latitude: 32.8426763546
Longitude: -97.1781449764
TAD Map: 2096-424
MAPSCO: TAR-053E



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 19 Lot 18

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: 1962
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$320,560
Protest Deadline Date: 5/24/2024

Site Number: 02718677
Site Name: SHADY OAKS ADDITION-HURST-19-18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,639
Percent Complete: 100%
Land Sqft^{*}: 11,280
Land Acres^{*}: 0.2589
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:
FRIEND ROBERT
FRIEND RHONDA
Primary Owner Address:
521 CIRCLEVIEW DR S
HURST, TX 76054-3409

Deed Date: 5/1/1987
Deed Volume: 0008937
Deed Page: 0001182
Instrument: 00089370001182

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COX RAYMOND R	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	\$245,560	\$75,000	\$320,560	\$284,275
2024	\$245,560	\$75,000	\$320,560	\$258,432
2023	\$217,784	\$45,000	\$262,784	\$234,938
2022	\$201,387	\$45,000	\$246,387	\$213,580
2021	\$177,275	\$45,000	\$222,275	\$194,164
2020	\$163,401	\$45,000	\$208,401	\$176,513

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.