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**Address:** [1213 VALLEY VIEW CT](#)  
**City:** HURST  
**Georeference:** 38640-4-16  
**Subdivision:** SIMPSON PARK ADDITION  
**Neighborhood Code:** 3B030K

**Latitude:** 32.8328223548  
**Longitude:** -97.1673209683  
**TAD Map:** 2102-424  
**MAPSCO:** TAR-053L



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

## PROPERTY DATA

**Legal Description:** SIMPSON PARK ADDITION  
Block 4 Lot 16

**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:** 1960

**Personal Property Account:** N/A

**Agent:** TARRANT PROPERTY TAX SERVICE (00065)

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

**Site Number:** 02767783

**Site Name:** SIMPSON PARK ADDITION-4-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,503

**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:**

SMITH CHASEN M

**Primary Owner Address:**

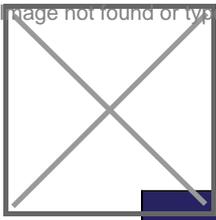
5305 RUSTIC TRL  
COLLEYVILLE, TX 76034

**Deed Date:** 2/16/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215035671](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAPFLOW INVESTMENTS LLC	1/6/2015	<a href="#">D215016153</a>		
LEACH DON;LEACH LIESA	12/21/2007	<a href="#">D207454352</a>	0000000	0000000
SECRETARY OF HUD	6/13/2007	<a href="#">D207296662</a>	0000000	0000000
WELLS FARGO BANK N A	6/5/2007	<a href="#">D207241943</a>	0000000	0000000
THOMPSON RUSSELL	3/21/2005	<a href="#">D205084206</a>	0000000	0000000
Unlisted	8/1/1990	00100000001965	0010000	0001965
FRANK DAVID	4/5/1990	00099100001700	0009910	0001700
COWLING CLIFTON D	6/24/1983	00075410001210	0007541	0001210

## 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	\$183,500	\$49,500	\$233,000	\$233,000
2024	\$183,500	\$49,500	\$233,000	\$233,000
2023	\$204,748	\$31,500	\$236,248	\$236,248
2022	\$171,367	\$31,500	\$202,867	\$202,867
2021	\$165,397	\$31,500	\$196,897	\$196,897
2020	\$124,895	\$31,500	\$156,395	\$156,395

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

There are no exemptions for this property

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.