



**Address:** [737 W PLEASANTVIEW DR](#)  
**City:** HURST  
**Georeference:** 42030-2-24  
**Subdivision:** THOUSAND OAKS ADDITION  
**Neighborhood Code:** 3X0100

**Latitude:** 32.8424375221  
**Longitude:** -97.1854419568  
**TAD Map:** 2096-424  
**MAPSCO:** TAR-053E



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

## PROPERTY DATA

**Legal Description:** THOUSAND OAKS ADDITION  
Block 2 Lot 24

**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:** 1965

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03128776

**Site Name:** THOUSAND OAKS ADDITION-2-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,567

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,600

**Land Acres<sup>\*</sup>:** 0.2203

**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:**

CABAN MOYA LYDIANA TERESA  
BAEZ VELEZ ANGEL LUIS

**Primary Owner Address:**

737 W PLEASANTVIEW DR  
HURST, TX 76054

**Deed Date:** 2/16/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222045275](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MELLO AMY LEE	11/24/2017	M217015299		
PARKER AMY L	8/10/2016	<a href="#">D216183245</a>		
ALWAYS INVESTING LLC	6/25/2015	<a href="#">D215138858</a>		
SKA PROPERTIES LLC	6/24/2015	<a href="#">D215138450</a>		
SECRETARY OF HOUSING & URBAN DEVELOPMENT	10/23/2014	<a href="#">D215045136</a>		
MIDFIRST BANK	10/7/2014	<a href="#">D214227340</a>		
MANNING KRIST;MANNING STANLEY JR	7/2/2012	<a href="#">D212159055</a>	0000000	0000000
MANNING DONNA J;MANNING RONALD S	8/22/2002	00159310000216	0015931	0000216
HACKER RUSSEL;HACKER SIMONE	2/24/1998	00130980000420	0013098	0000420
WALLING ROY T	12/31/1900	00000000000000	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 <sup>+</sup>
2025	\$353,991	\$85,000	\$438,991	\$438,991
2024	\$353,991	\$85,000	\$438,991	\$438,991
2023	\$398,400	\$50,000	\$448,400	\$448,400
2022	\$335,196	\$50,000	\$385,196	\$296,793
2021	\$219,812	\$50,000	\$269,812	\$269,812
2020	\$219,812	\$50,000	\$269,812	\$269,812

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

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## Tarrant Appraisal District Property Information | PDF

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.