



**Address:** [1040 EUNICE DR](#)  
**City:** HURST  
**Georeference:** 44300-6-14  
**Subdivision:** VALENTINE OAKS ADDITION  
**Neighborhood Code:** 3B020C

**Latitude:** 32.8272547409  
**Longitude:** -97.1746028327  
**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:** VALENTINE OAKS ADDITION  
Block 6 Lot 14

**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:** \$279,478

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

**Site Number:** 03231208

**Site Name:** VALENTINE OAKS ADDITION-6-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,610

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,200

**Land Acres<sup>\*</sup>:** 0.2112

**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:**

ROBERTS MARK A  
ROBERTS JENNIFER

**Primary Owner Address:**

1040 EUNICE ST  
HURST, TX 76053-5020

**Deed Date:** 5/25/2001

**Deed Volume:** 0014952

**Deed Page:** 0000379

**Instrument:** 00149520000379

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RENTA JENNIFER G	12/14/2000	00146500000539	0014650	0000539
MINNICKS NEIL A	3/23/2000	00143220000182	0014322	0000182
MINNICKS VENITA JANE EST	5/11/1987	00089390000837	0008939	0000837
DE ONSTOTT CHARLYN;DE ONSTOTT RICHARD	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	\$214,478	\$65,000	\$279,478	\$240,701
2024	\$214,478	\$65,000	\$279,478	\$218,819
2023	\$218,975	\$40,000	\$258,975	\$198,926
2022	\$198,124	\$40,000	\$238,124	\$180,842
2021	\$172,277	\$40,000	\$212,277	\$164,402
2020	\$144,264	\$40,000	\$184,264	\$149,456

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.