



**Address:** [1200 TERRACE TR](#)  
**City:** HURST  
**Georeference:** 44300-31-1  
**Subdivision:** VALENTINE OAKS ADDITION  
**Neighborhood Code:** 3B020C

**Latitude:** 32.8308384321  
**Longitude:** -97.181230688  
**TAD Map:** 2096-420  
**MAPSCO:** TAR-053J



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 31 Lot 1

**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:** 1964

**Personal Property Account:** N/A

**Agent:** INTEGRATAX (00753)

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

**Site Number:** 03234967

**Site Name:** VALENTINE OAKS ADDITION-31-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,549

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,435

**Land Acres<sup>\*</sup>:** 0.2165

**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:**

NICHOLSON KENNETH E TR

**Primary Owner Address:**

921 SIMMONS DR  
KELLER, TX 76248-5202

**Deed Date:** 8/1/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212192650](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WALTS HELEN F	11/14/1997	00120810000650	0012081	0000650
WALTS HELEN F;WALTS WILLIAM E EST	8/25/1995	00120810000650	0012081	0000650
WALTS HELEN F;WALTS WILLIAM E	12/31/1900	00039560000348	0003956	0000348



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	\$146,588	\$65,000	\$211,588	\$211,588
2024	\$195,000	\$65,000	\$260,000	\$260,000
2023	\$190,457	\$40,000	\$230,457	\$230,457
2022	\$165,000	\$40,000	\$205,000	\$205,000
2021	\$165,000	\$40,000	\$205,000	\$205,000
2020	\$137,100	\$40,000	\$177,100	\$177,100

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.