

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 03235181

Address: 1201 TERRACE TR

City: HURST

Georeference: 44300-32-12

Subdivision: VALENTINE OAKS ADDITION

Neighborhood Code: 3B020C

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

## **PROPERTY DATA**

Legal Description: VALENTINE OAKS ADDITION

Block 32 Lot 12

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: None

Protest Deadline Date: 5/24/2024

Site Number: 03235181

**Site Name:** VALENTINE OAKS ADDITION-32-12 **Site Class:** A1 - Residential - Single Family

Latitude: 32.8308239203

**TAD Map:** 2096-420 **MAPSCO:** TAR-053J

Longitude: -97.181748118

Parcels: 1

Approximate Size+++: 1,919
Percent Complete: 100%

Land Sqft\*: 9,435 Land Acres\*: 0.2165

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

HAMMITT CHRISTOPHER L HAMMITT RHONDA J **Primary Owner Address:** 1201 TERRACE TRL

HURST, TX 76053

**Deed Date: 11/3/2020** 

Deed Volume: Deed Page:

Instrument: D221147215

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
A & S GLOBAL INVESTMENTS LLC;BINYAMIN NIR	6/19/2020	D220145115		
MYERS THE HOME BUYERS OF DALLAS LLC	6/19/2020	D220145069		
ANDERSON KATERINE	9/24/2010	D220145066	0	0
ANDERSON KATHERINE R	5/8/2008	00000000000000	0000000	0000000
ANDERSON PETER M EST	10/29/2003	D204095819	0000000	0000000
BURNS WANDA V	12/28/2001	D201318850	0035355	0000150
BURNS WANDA V	9/14/1998	00000000000000	0000000	0000000
BURNS THOMAS EST;BURNS WANDA V	11/23/1994	00118030001903	0011803	0001903
BARNHILL MARY E	12/9/1992	00000000000000	0000000	0000000
BARNHILL JULIAN R;BARNHILL MARY E	12/31/1900	00060230000964	0006023	0000964

## **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. <u>Tarrant County Tax Office Account Information</u>.

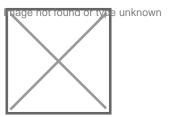
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$264,940	\$65,000	\$329,940	\$329,940
2024	\$264,940	\$65,000	\$329,940	\$329,940
2023	\$270,497	\$40,000	\$310,497	\$305,839
2022	\$244,659	\$40,000	\$284,659	\$278,035
2021	\$212,759	\$40,000	\$252,759	\$252,759
2020	\$178,145	\$40,000	\$218,145	\$216,498

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



• 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.

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