



Address: [417 PATRICIA RD](#)
City: HURST
Georeference: 44320-1-6
Subdivision: VALENTINE OAKS WEST ADDITION
Neighborhood Code: 3B0201

Latitude: 32.8282658207
Longitude: -97.1750264486
TAD Map: 2096-420
MAPSCO: TAR-053P



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

PROPERTY DATA

Legal Description: VALENTINE OAKS WEST
ADDITION Block 1 Lot 6

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

Protest Deadline Date: 5/24/2024

Site Number: 03235580

Site Name: VALENTINE OAKS WEST ADDITION-1-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,393

Percent Complete: 100%

Land Sqft^{*}: 8,400

Land Acres^{*}: 0.1928

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

GUZMAN ISMAEL

Primary Owner Address:

417 PATRICIA RD
HURST, TX 76053

Deed Date: 12/19/2023

Deed Volume:

Deed Page:

Instrument: [D223224398](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MURPHY SHERRI DENISE;WIRTZ CARMANITA NAN	7/26/2019	D219168351		
VANG SEE	10/14/2015	D215234089		
LOGGINS AMANDA BO	8/29/2012	D212212593	0000000	0000000
SECRETARY OF HUD	4/5/2012	D212136414	0000000	0000000
WELLS FARGO BANK N A	4/3/2012	D212088006	0000000	0000000
BROWNING PATRICIA;BROWNING ROBERT	10/30/2008	D208414578	0000000	0000000
FLETCHER ALVIN;FLETCHER WANDA	9/13/1991	00103880001920	0010388	0001920
KNOWLES DAN	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 ⁺
2025	\$260,974	\$55,000	\$315,974	\$315,974
2024	\$260,974	\$55,000	\$315,974	\$315,974
2023	\$213,551	\$40,000	\$253,551	\$217,787
2022	\$178,286	\$40,000	\$218,286	\$197,988
2021	\$139,989	\$40,000	\$179,989	\$179,989
2020	\$129,033	\$40,000	\$169,033	\$169,033

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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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.