



Address: [412 PATRICIA RD](#)
City: HURST
Georeference: 44320-2-13
Subdivision: VALENTINE OAKS WEST ADDITION
Neighborhood Code: 3B0201

Latitude: 32.8287324294
Longitude: -97.1746287073
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 WEST
ADDITION Block 2 Lot 13

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: 1959

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03235777

Site Name: VALENTINE OAKS WEST ADDITION-2-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,010

Percent Complete: 100%

Land Sqft^{*}: 8,880

Land Acres^{*}: 0.2038

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:

MIRJALILI SIAVASH

Primary Owner Address:

412 PATRICIA RD
HURST, TX 76053

Deed Date: 9/11/2023

Deed Volume:

Deed Page:

Instrument: [D223165139](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON GREG	12/29/2017	D218002971		
BAILEY WALTER CHRIS	3/28/2011	D212002953	0000000	0000000
BAILEY MARY;BAILEY WALTER	6/28/2005	D205189801	0000000	0000000
JOHNSON BRIAN W;JOHNSON MICHELLE	4/3/1998	00131580000062	0013158	0000062
NEGLEY GALEN TODD	1/22/1998	00130570000121	0013057	0000121
MASSEY MARGARET JO EST	6/4/1987	00089810000779	0008981	0000779
MASSEY CARL F;MASSEY MARGARET J	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	\$285,613	\$55,000	\$340,613	\$340,613
2024	\$285,613	\$55,000	\$340,613	\$340,613
2023	\$248,750	\$40,000	\$288,750	\$288,750
2022	\$213,000	\$40,000	\$253,000	\$253,000
2021	\$168,000	\$40,000	\$208,000	\$208,000
2020	\$169,382	\$38,618	\$208,000	\$208,000

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.