



**Address:** [416 KEREN PL](#)  
**City:** HURST  
**Georeference:** 44320-7-13  
**Subdivision:** VALENTINE OAKS WEST ADDITION  
**Neighborhood Code:** 3B0201

**Latitude:** 32.8311260784  
**Longitude:** -97.1747613096  
**TAD Map:** 2096-420  
**MAPSCO:** TAR-053K



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 7 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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$272,360

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

**Site Number:** 03236579

**Site Name:** VALENTINE OAKS WEST ADDITION-7-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,508

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,786

**Land Acres<sup>\*</sup>:** 0.2016

**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:**

TOWNSON SUE N

**Primary Owner Address:**

416 KEREN PL  
HURST, TX 76053

**Deed Date:** 11/9/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221339326](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOWNSON SCOTT E;TOWNSON SUE N	5/2/2013	<a href="#">D213113497</a>	0000000	0000000
TOWNSON SUE NEIMEYER	10/22/2005	000000000000000	0000000	0000000
GREEN SUE NEIMEYER	9/30/1999	00140810000407	0014081	0000407
GREEN LAWRENCE;GREEN SUE N	11/17/1997	00129960000051	0012996	0000051
BRANSFORD BEN L EST ETAL	4/12/1990	00098960002182	0009896	0002182
BRANSFORD KENNETH L	4/11/1990	00098960002179	0009896	0002179
BRANSFORD BEN L	12/31/1900	000000000000000	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	\$217,360	\$55,000	\$272,360	\$248,223
2024	\$217,360	\$55,000	\$272,360	\$225,657
2023	\$222,981	\$40,000	\$262,981	\$205,143
2022	\$185,963	\$40,000	\$225,963	\$186,494
2021	\$145,763	\$40,000	\$185,763	\$169,540
2020	\$134,355	\$40,000	\$174,355	\$154,127

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 100 PCT 11.131

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.