

Tarrant Appraisal District

Property Information | PDF

Account Number: 03585700

Address: 304 BROOKRIDGE CT

City: HURST

Georeference: 47460-7-4

Subdivision: WOODBRIAR WEST ADDITION

Neighborhood Code: 3X010F

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

Longitude: -97.1740909519 TAD Map: 2096-432 MAPSCO: TAR-039T ■ 1.0 ★

PROPERTY DATA

Legal Description: WOODBRIAR WEST ADDITION

Block 7 Lot 4

Jurisdictions:

CITY OF HURST (028) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

BIRDVILLE ISD (902)

State Code: A Year Built: 1988

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$651,949

Protest Deadline Date: 5/24/2024

Site Number: 03585700

Latitude: 32.8644247968

Site Name: WOODBRIAR WEST ADDITION-7-4 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,674
Percent Complete: 100%

Land Sqft*: 20,946 Land Acres*: 0.4808

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

SANCHEZ ESCALON JOSE MANUEL

Primary Owner Address: 304 BROOKRIDGE CT HURST, TX 76054

Deed Date: 10/8/2024

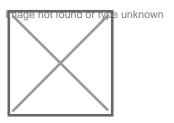
Deed Volume: Deed Page:

Instrument: <u>D224180145</u>

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------|------------|----------------|-------------|-----------|
| PARR KENNETH | 12/31/1900 | 00000000000000 | 0000000 | 0000000 |

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



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 | \$450,730 | \$144,270 | \$595,000 | \$595,000 |
| 2024 | \$507,679 | \$144,270 | \$651,949 | \$627,967 |
| 2023 | \$511,741 | \$144,270 | \$656,011 | \$570,879 |
| 2022 | \$474,707 | \$90,000 | \$564,707 | \$518,981 |
| 2021 | \$381,801 | \$90,000 | \$471,801 | \$471,801 |
| 2020 | \$346,427 | \$90,000 | \$436,427 | \$436,427 |

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

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.

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