



Address: [304 BROOKRIDGE CT](#)
City: HURST
Georeference: 47460-7-4
Subdivision: WOODBRIAR WEST ADDITION
Neighborhood Code: 3X010F

Latitude: 32.8644247968
Longitude: -97.1740909519
TAD Map: 2096-432
MAPSCO: TAR-039T



Google Map or type unknown

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

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
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.

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

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: [D224180145](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARR KENNETH	12/31/1900	0000000000000000	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	\$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.

+ 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.