



**Address:** [5309 RUSTIC TR](#)  
**City:** HURST  
**Georeference:** A 211-3R03  
**Subdivision:** BBB & C RY SURVEY  
**Neighborhood Code:** 3C800I

**Latitude:** 32.8868482097  
**Longitude:** -97.1741869942  
**TAD Map:** 2096-440  
**MAPSCO:** TAR-039K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BBB & C RY SURVEY Abstract  
211 Tract 3R03

**Jurisdictions:**

CITY OF HURST (028)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** A

**Year Built:** 1977

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 8/16/2024

**Site Number:** 02581930

**Site Name:** RUSTIC OAKS ADDITION-4-11

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

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 21,780

**Land Acres<sup>\*</sup>:** 0.5000

**Pool:** Y

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

DENSON JEREMY C

DENSON EMILY A

**Primary Owner Address:**

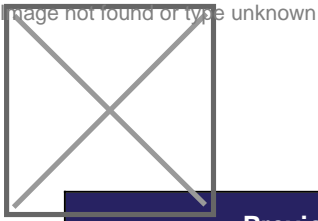
5309 RUSTIC TR  
COLLEYVILLE, TX 76034

**Deed Date:** 4/3/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217258174](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
P Q DEVELOPMENT LLC	12/21/2015	<a href="#">D215284206</a>		
HAYES JOHN L EST	10/23/2002	00000000000000	0000000	0000000
HAYES ALFREDA ES;HAYES JOHN LEROY	6/25/1981	00071420000222	0007142	0000222

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	\$72,576	\$107,323	\$179,899	\$179,899
2024	\$72,576	\$107,323	\$179,899	\$179,899
2023	\$0	\$107,323	\$107,323	\$107,323
2022	\$0	\$70,100	\$70,100	\$70,100
2021	\$0	\$70,000	\$70,000	\$70,000
2020	\$0	\$60,000	\$60,000	\$60,000

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

There are no exemptions for this property

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.