



Address: [317 MONTREAL DR](#)
City: HURST
Georeference: 47472-12-40
Subdivision: WOODBRIDGE 1ST INSTALL ADDN
Neighborhood Code: 3M020G

Latitude: 32.8717272551
Longitude: -97.1735390664
TAD Map: 2096-436
MAPSCO: TAR-039T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WOODBRIDGE 1ST INSTALL
ADDN Block 12 Lot 40

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: 1992

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$472,360

Protest Deadline Date: 5/24/2024

Site Number: 05691974

Site Name: WOODBRIDGE 1ST INSTALL ADDN-12-40

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,290

Percent Complete: 100%

Land Sqft^{*}: 8,319

Land Acres^{*}: 0.1909

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:

LU LEI

LU JUE YANG

Primary Owner Address:

317 MONTREAL DR
HURST, TX 76054-2235

Deed Date: 5/19/2003

Deed Volume: 0016750

Deed Page: 0000263

Instrument: 00167500000263

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VEGELY FRANK R	3/8/2001	00147670000199	0014767	0000199
MEDWID MELISSA BYERS;MEDWID PETER	1/28/1993	00109340000280	0010934	0000280
STAN MAULDIN CUSTOM HOMES INC	9/8/1992	001077500002319	0010775	0002319
WOODBIDGE DEV JV	1/1/1984	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 ⁺
2025	\$387,360	\$85,000	\$472,360	\$464,448
2024	\$387,360	\$85,000	\$472,360	\$422,225
2023	\$390,362	\$85,000	\$475,362	\$383,841
2022	\$293,946	\$55,000	\$348,946	\$348,946
2021	\$296,190	\$55,000	\$351,190	\$349,231
2020	\$262,483	\$55,000	\$317,483	\$317,483

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.