

Tarrant Appraisal District

Property Information | PDF

Account Number: 06165885

Address: 712 TIMBERCREEK DR

City: HURST

Georeference: 44669-1-33

Subdivision: VILLAGE AT PARK FOREST

Neighborhood Code: 3B030E

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

PROPERTY DATA

Legal Description: VILLAGE AT PARK FOREST

Block 1 Lot 33

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: 1988

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06165885

Latitude: 32.8134714673

TAD Map: 2102-416 **MAPSCO:** TAR-053V

Longitude: -97.1575812437

Site Name: VILLAGE AT PARK FOREST-1-33 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,731
Percent Complete: 100%

Land Sqft*: 8,183 Land Acres*: 0.1878

Pool: Y

+++ Rounded.

OWNER INFORMATION

Current Owner:

FLOWER CATHRYNE R

Primary Owner Address:

712 TIMBERCREEK DR

Deed Date: 5/21/1999

Deed Volume: 0013836

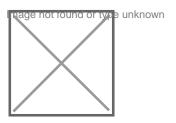
Deed Page: 0000030

HURST, TX 76053-7148 Instrument: 00138360000030

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------|-------------|-----------|
| BRANNAN DONALD W;BRANNAN NANCY A | 11/11/1988 | 00094370000096 | 0009437 | 0000096 |
| CENTENNIAL HOMES INC | 1/1/1987 | 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 | \$281,937 | \$70,000 | \$351,937 | \$351,937 |
| 2024 | \$281,937 | \$70,000 | \$351,937 | \$351,937 |
| 2023 | \$288,882 | \$55,000 | \$343,882 | \$326,041 |
| 2022 | \$257,508 | \$55,000 | \$312,508 | \$296,401 |
| 2021 | \$220,832 | \$55,000 | \$275,832 | \$269,455 |
| 2020 | \$199,275 | \$55,000 | \$254,275 | \$244,959 |

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.