



**Address:** [712 TIMBERCREEK DR](#)  
**City:** HURST  
**Georeference:** 44669-1-33  
**Subdivision:** VILLAGE AT PARK FOREST  
**Neighborhood Code:** 3B030E

**Latitude:** 32.8134714673  
**Longitude:** -97.1575812437  
**TAD Map:** 2102-416  
**MAPSCO:** TAR-053V



Google Map or type unknown

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  
**Site Name:** VILLAGE AT PARK FOREST-1-33  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,731  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,183  
**Land Acres<sup>\*</sup>:** 0.1878  
**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:**  
FLOWER CATHRYNE R  
**Primary Owner Address:**  
712 TIMBERCREEK DR  
HURST, TX 76053-7148

**Deed Date:** 5/21/1999  
**Deed Volume:** 0013836  
**Deed Page:** 0000030  
**Instrument:** 00138360000030

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRANNAN DONALD W;BRANNAN NANCY A	11/11/1988	000943700000096	0009437	0000096
CENTENNIAL HOMES INC	1/1/1987	000000000000000	0000000	0000000



## VALUES

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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	\$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.

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

## EXEMPTIONS / SPECIAL APPRAISAL

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- 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.