



Address: [2712 MONTREAL DR](#)
City: HURST
Georeference: 26052-7-1
Subdivision: MILL CREEK HAVEN
Neighborhood Code: 3M020G

Latitude: 32.8728495302
Longitude: -97.1667218557
TAD Map: 2102-436
MAPSCO: TAR-039Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MILL CREEK HAVEN Block 7 Lot 1

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: 1997
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Notice Sent Date: 4/15/2025
Notice Value: \$450,000
Protest Deadline Date: 5/24/2024

Site Number: 06483275
Site Name: MILL CREEK HAVEN-7-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,066
Percent Complete: 100%
Land Sqft^{*}: 9,075
Land Acres^{*}: 0.2083
Pool: N

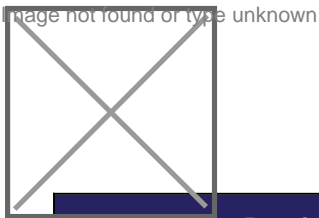
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
SINHA ANJAN K
GANGULY SANCHALI
Primary Owner Address:
2712 MONTREAL DR
HURST, TX 76054-2280

Deed Date: 2/29/2000
Deed Volume: 0014234
Deed Page: 0000381
Instrument: 00142340000381



Previous Owners	Date	Instrument	Deed Volume	Deed Page
THRELKELD DENNY L;THRELKELD NORMA	4/30/1998	00132110000406	0013211	0000406
PANNO ROBERT	11/13/1997	00129800000315	0012980	0000315
BRADLEY SAMANTHA O;BRADLEY STEVE G	4/17/1997	00127430000007	0012743	0000007
TEXAS BEST CUSTOM HOMES INC	2/7/1997	00126690001509	0012669	0001509
NORWOOD NATIONAL CORPORATION	1/1/1991	00000000000000	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	\$365,000	\$85,000	\$450,000	\$361,633
2024	\$365,000	\$85,000	\$450,000	\$328,757
2023	\$372,000	\$85,000	\$457,000	\$298,870
2022	\$299,700	\$55,000	\$354,700	\$271,700
2021	\$192,000	\$55,000	\$247,000	\$247,000
2020	\$192,000	\$55,000	\$247,000	\$247,000

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

- 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.