



**Address:** [453 SHADE TREE CIR](#)  
**City:** HURST  
**Georeference:** 37980-44-58  
**Subdivision:** SHADY OAKS ADDITION-HURST  
**Neighborhood Code:** 3X010E

**Latitude:** 32.8500269762  
**Longitude:** -97.1758511612  
**TAD Map:** 2096-428  
**MAPSCO:** TAR-053B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SHADY OAKS ADDITION-  
HURST Block 44 Lot 58

**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:** 1994

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$440,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06561683

**Site Name:** SHADY OAKS ADDITION-HURST-44-58

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,557

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,283

**Land Acres<sup>\*</sup>:** 0.2131

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

LOVRIEN CLARK III  
LOVRIEN JANET

**Primary Owner Address:**

453 SHADE TREE CIR  
HURST, TX 76054-2944

**Deed Date:** 3/1/2002

**Deed Volume:** 0015515

**Deed Page:** 0000351

**Instrument:** 00155150000351

| Previous Owners              | Date      | Instrument     | Deed Volume | Deed Page |
|------------------------------|-----------|----------------|-------------|-----------|
| DEVLUGT KAREL;DEVLUGT MARY L | 7/30/1998 | 00133590000232 | 0013359     | 0000232   |
| WANG CHANG K;WANG KI         | 7/7/1995  | 00120230002263 | 0012023     | 0002263   |
| RYLAND GROUP INC THE         | 5/6/1993  | 00110620001215 | 0011062     | 0001215   |
| MOCKINGBIRD DEV II LTD       | 1/1/1992  | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$302,857          | \$90,000    | \$392,857    | \$392,857                    |
| 2024 | \$350,000          | \$90,000    | \$440,000    | \$413,533                    |
| 2023 | \$290,000          | \$90,000    | \$380,000    | \$375,939                    |
| 2022 | \$297,685          | \$90,000    | \$387,685    | \$341,763                    |
| 2021 | \$220,694          | \$90,000    | \$310,694    | \$310,694                    |
| 2020 | \$234,693          | \$90,000    | \$324,693    | \$324,693                    |

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.