



**Address:** [821 FOREST HOLLOW DR](#)  
**City:** HURST  
**Georeference:** 31564-B-22  
**Subdivision:** PARK FOREST SOUTH  
**Neighborhood Code:** 3B0301

**Latitude:** 32.8105399504  
**Longitude:** -97.1539209618  
**TAD Map:** 2102-416  
**MAPSCO:** TAR-053Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARK FOREST SOUTH Block B  
Lot 22

**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:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$508,022

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

**Site Number:** 06831524

**Site Name:** PARK FOREST SOUTH-B-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,778

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,106

**Land Acres<sup>\*</sup>:** 0.1631

**Pool:** Y

<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:**

LEACH SEAN CHRISTOPHER  
LEACH-WONGSAPROME BAM

**Primary Owner Address:**

821 FOREST HOLLOW DR  
HURST, TX 76053

**Deed Date:** 9/8/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** 231-602306-16

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEACH SEAN CHRISTOPHER;WONGSAPROME AMONTHEPE	7/22/2016	<a href="#">D216170255</a>		
LEACH SEAN CHRISTOPHER	7/29/2014	<a href="#">D214162708</a>		
MURPHY DANIEL J;MURPHY JUDY	4/28/1999	00137960000115	0013796	0000115
SHELTON GROUP INC THE	12/4/1998	00135600000058	0013560	0000058
FOREST PARK SOUTH JV	1/1/1995	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	\$418,022	\$90,000	\$508,022	\$503,186
2024	\$418,022	\$90,000	\$508,022	\$457,442
2023	\$395,752	\$55,000	\$450,752	\$415,856
2022	\$347,636	\$55,000	\$402,636	\$378,051
2021	\$307,389	\$55,000	\$362,389	\$343,683
2020	\$277,249	\$55,000	\$332,249	\$312,439

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)
- DISABLED VET 100 PCT 11.131

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.