



Address: [304 CARNATION LN](#)
City: HURST
Georeference: 44814-1-7
Subdivision: WALKER BRANCH ESTATES ADDN
Neighborhood Code: 3B010N

Latitude: 32.8126512255
Longitude: -97.1890309797
TAD Map: 2090-416
MAPSCO: TAR-052Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WALKER BRANCH ESTATES
ADDN Block 1 Lot 7

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: 1997

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$338,500

Protest Deadline Date: 5/24/2024

Site Number: 06970729

Site Name: WALKER BRANCH ESTATES ADDN-1-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,910

Percent Complete: 100%

Land Sqft^{*}: 9,898

Land Acres^{*}: 0.2272

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:

RAWSON TRACIE J
RAWSON DOUGLAS S

Primary Owner Address:

304 CARNATION LN
HURST, TX 76053

Deed Date: 2/18/2025

Deed Volume:

Deed Page:

Instrument: [D225031377](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANTOS TRACIE DE LOS	5/25/2010	D210122752	0000000	0000000
Unlisted	7/14/2003	00169400000263	0016940	0000263
SPIVEY JERRY;SPIVEY KAREN	9/10/1999	00140080000534	0014008	0000534
PEETOOM JOSEPH C;PEETOOM MONICA	4/7/1998	00131670000036	0013167	0000036
LEGEND CUSTOM HOMES INC	1/24/1997	00126540001338	0012654	0001338
STINSON DEVELOPMENT CORP	1/1/1996	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	\$258,612	\$59,388	\$318,000	\$318,000
2024	\$279,112	\$59,388	\$338,500	\$338,500
2023	\$294,104	\$49,490	\$343,594	\$343,594
2022	\$264,332	\$49,490	\$313,822	\$313,822
2021	\$257,459	\$50,000	\$307,459	\$294,913
2020	\$246,903	\$50,000	\$296,903	\$268,103

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.