



Address: [840 MAGNOLIA CT](#)
City: HURST
Georeference: 44814-1-22
Subdivision: WALKER BRANCH ESTATES ADDN
Neighborhood Code: 3B010N

Latitude: 32.813866799
Longitude: -97.1898436109
TAD Map: 2090-416
MAPSCO: TAR-052V



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 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: 1997
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$330,411
Protest Deadline Date: 5/24/2024

Site Number: 06970893
Site Name: WALKER BRANCH ESTATES ADDN-1-22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,544
Percent Complete: 100%
Land Sqft^{*}: 8,333
Land Acres^{*}: 0.1912
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:
NUTSCH MATTHEW LEE
VAN STICHEL MARIJKE DIANE
Primary Owner Address:
840 MAGNOLIA CT
HURST, TX 76053

Deed Date: 4/13/2018
Deed Volume:
Deed Page:
Instrument: [D219100320-CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YAEGER RACHELLE	7/17/2014	D214154836	0000000	0000000
RESCHREITER ROLAND	7/11/2014	D214154835	0000000	0000000
RESCHREITER ROLAND J	8/1/2002	00158720000177	0015872	0000177
LAMKIN JOHN A;LAMKIN SHERRY TERRY	5/24/1999	00138400000345	0013840	0000345
VARGA JAMES III	12/23/1997	00131450000377	0013145	0000377
VARGA CHERALYN;VARGA JIM	4/10/1997	00127350000458	0012735	0000458
16 PARKSIDE LANE INC	12/6/1996	00126070000864	0012607	0000864
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	\$280,413	\$49,998	\$330,411	\$330,411
2024	\$280,413	\$49,998	\$330,411	\$323,695
2023	\$252,603	\$41,665	\$294,268	\$294,268
2022	\$240,053	\$41,665	\$281,718	\$271,150
2021	\$196,500	\$50,000	\$246,500	\$246,500
2020	\$196,500	\$50,000	\$246,500	\$246,500

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.