



**Address:** [240 BLOSSOM LN](#)  
**City:** HURST  
**Georeference:** 44814-2-17  
**Subdivision:** WALKER BRANCH ESTATES ADDN  
**Neighborhood Code:** 3B010M

**Latitude:** 32.8128325277  
**Longitude:** -97.1910004408  
**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 2 Lot 17

**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:** \$367,000

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

**Site Number:** 06971083

**Site Name:** WALKER BRANCH ESTATES ADDN-2-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,014

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 26,867

**Land Acres<sup>\*</sup>:** 0.6167

**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:**

VAN EEDEN REVOCABLE TRUST

**Primary Owner Address:**

240 BLOSSOM LN  
WILLEM VAN EEDEN AND JOHNETTE VAN EEDEN CO TRUSTEES  
HURST, TX 76053

**Deed Date:** 3/29/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218077557](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VAN EEDEN JOHNETTE;VAN EEDEN WILLEM	5/13/2016	<a href="#">D216105493</a>		
VAN EEDEN JOHNETTE HOLDEN	8/21/2012	00000000000000	0000000	0000000
MICHENER JOHNETTE	6/24/2011	00000000000000	0000000	0000000
VAN EEDEN JOHNETTE	5/27/2011	<a href="#">D211127288</a>	0000000	0000000
FEDERAL NATIONAL MORTGAGE ASSC	3/1/2011	<a href="#">D211055887</a>	0000000	0000000
VINCENZO DANIEL A;VINCENZO ELAINE	9/19/1997	00158880000001	0015888	0000001
CRUSON GLEN A;CRUSON MELISSA A	8/27/1997	00128960000052	0012896	0000052
TEXAS BEST CUSTOM HOMES INC	6/4/1997	00128700000542	0012870	0000542
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 <sup>+</sup>
2025	\$264,499	\$82,501	\$347,000	\$329,423
2024	\$284,499	\$82,501	\$367,000	\$299,475
2023	\$297,385	\$67,615	\$365,000	\$272,250
2022	\$276,258	\$67,689	\$343,947	\$247,500
2021	\$184,625	\$40,375	\$225,000	\$225,000
2020	\$184,625	\$40,375	\$225,000	\$225,000

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.