



**Address:** [305 FANNING DR](#)  
**City:** HURST  
**Georeference:** 19229-1-8  
**Subdivision:** HOWARD HILLS ESTATES ADDITION  
**Neighborhood Code:** 3B010A

**Latitude:** 32.8136305202  
**Longitude:** -97.2011141761  
**TAD Map:** 2090-416  
**MAPSCO:** TAR-052U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HOWARD HILLS ESTATES  
ADDITION Block 1 Lot 8

**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:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07391498

**Site Name:** HOWARD HILLS ESTATES ADDITION-1-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,307

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,200

**Land Acres<sup>\*</sup>:** 0.2571

**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:**

WELLS JAMES N JR

**Primary Owner Address:**

305 FANNING DR  
HURST, TX 76053

**Deed Date:** 5/12/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221137692](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDERSON ETHAN ETAL	10/30/2020	2020-PR03166-2		
ANDERSON KATHRYN M EST	5/15/2017	142-17-000000		
ANDERSON RONALD J EST	3/28/2003	00165370000284	0016537	0000284
BROCK ANITA	3/16/2001	00147940000360	0014794	0000360
NATIONWIDE AFFORDABLE HOUSING	1/1/1999	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	\$320,637	\$63,000	\$383,637	\$383,637
2024	\$320,637	\$63,000	\$383,637	\$383,637
2023	\$357,018	\$52,400	\$409,418	\$373,602
2022	\$287,222	\$52,416	\$339,638	\$339,638
2021	\$248,848	\$60,000	\$308,848	\$308,848
2020	\$250,035	\$60,000	\$310,035	\$310,035

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.