



**Address:** [3412 BEAR CREEK DR](#)  
**City:** HURST  
**Georeference:** 24603-5-1  
**Subdivision:** MADISON PLACE ADDITION  
**Neighborhood Code:** 3M020C

**Latitude:** 32.884175562  
**Longitude:** -97.1756626516  
**TAD Map:** 2096-440  
**MAPSCO:** TAR-039K



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** MADISON PLACE ADDITION  
Block 5 Lot 1

**Jurisdictions:**  
CITY OF HURST (028)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDVILLE ISD (902)

**State Code:** A  
**Year Built:** 2002  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$618,763  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07794398  
**Site Name:** MADISON PLACE ADDITION-5-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,318  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,840  
**Land Acres<sup>\*</sup>:** 0.1799  
**Pool:** N

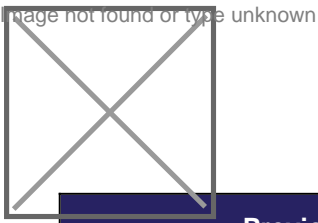
+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
RIZVI ZIA HASSAN  
**Primary Owner Address:**  
3412 BEAR CREEK DR  
HURST, TX 76054

**Deed Date:** 12/1/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220316239](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIDDIQUI BILAL MUSTAFA;SIDDIQUI SONIA	5/25/2016	<a href="#">D216134549</a>		
OVERCASH MARK;OVERCASH MELISSA	12/29/2010	<a href="#">D210323422</a>	0000000	0000000
OVERCASH MARK	10/7/2010	<a href="#">D210250392</a>	0000000	0000000
VIBBARD DAVID	11/26/2002	00161770000206	0016177	0000206
GOODMAN FAMILY OF BUILDERS LP	7/12/2002	00158190000172	0015819	0000172
SUNNYVALE JV	1/1/2001	000000000000000	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	\$542,263	\$76,500	\$618,763	\$589,680
2024	\$542,263	\$76,500	\$618,763	\$536,073
2023	\$507,500	\$76,500	\$584,000	\$487,339
2022	\$366,535	\$76,500	\$443,035	\$443,035
2021	\$380,679	\$70,000	\$450,679	\$450,679
2020	\$322,287	\$70,000	\$392,287	\$392,287

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.