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**Address:** [3408 BEAR CREEK DR](#)  
**City:** HURST  
**Georeference:** 24603-5-2  
**Subdivision:** MADISON PLACE ADDITION  
**Neighborhood Code:** 3M020C

**Latitude:** 32.8839691513  
**Longitude:** -97.1756549362  
**TAD Map:** 2096-440  
**MAPSCO:** TAR-039K



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

## PROPERTY DATA

**Legal Description:** MADISON PLACE ADDITION  
Block 5 Lot 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$630,459

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

**Site Number:** 07794401

**Site Name:** MADISON PLACE ADDITION-5-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,882

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,276

**Land Acres<sup>\*</sup>:** 0.1899

**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:**

PETERS RYAN  
VO SUNGEI

**Primary Owner Address:**

3408 BEAR CREEK DR  
HURST, TX 76054

**Deed Date:** 10/7/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219231337](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOSHI KATHERINE M;HOSHI TAKAO	7/29/2004	<a href="#">D204239775</a>	0000000	0000000
GOODMAN FAMILY OF BUILDERS LP	1/12/2004	<a href="#">D204011652</a>	0000000	0000000
LOT LINES LTD	6/21/2003	<a href="#">D203220605</a>	0016834	0000105
SUNNYVALE JV	6/20/2003	00168340000105	0016834	0000105
SUNNYVALE JV	1/1/2001	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	\$549,709	\$80,750	\$630,459	\$630,459
2024	\$549,709	\$80,750	\$630,459	\$573,927
2023	\$579,472	\$80,750	\$660,222	\$521,752
2022	\$420,863	\$80,750	\$501,613	\$474,320
2021	\$373,574	\$70,000	\$443,574	\$431,200
2020	\$322,000	\$70,000	\$392,000	\$392,000

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.