



**Address:** [3309 AUSTIN CT](#)  
**City:** HURST  
**Georeference:** 24603-1-4  
**Subdivision:** MADISON PLACE ADDITION  
**Neighborhood Code:** 3M020C

**Latitude:** 32.8811952221  
**Longitude:** -97.1771053415  
**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 1 Lot 4

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$548,841

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

**Site Number:** 07795157

**Site Name:** MADISON PLACE ADDITION-1-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,792

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,405

**Land Acres<sup>\*</sup>:** 0.1699

**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:**

PERRINE CLAY C  
PERRINE ELIZABETH

**Primary Owner Address:**

3309 AUSTIN CT  
HURST, TX 76054-6043

**Deed Date:** 8/29/2003

**Deed Volume:** 0017157

**Deed Page:** 0000045

**Instrument:** [D203330255](#)



| Previous Owners | Date      | Instrument                 | Deed Volume | Deed Page |
|-----------------|-----------|----------------------------|-------------|-----------|
| SUNNYVALE JV    | 6/20/2003 | <a href="#">D203220605</a> | 0016834     | 0000105   |
| SUNNYVALE JV    | 1/1/2001  | 0000000000000000           | 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 | \$476,591          | \$72,250    | \$548,841    | \$528,549                    |
| 2024 | \$476,591          | \$72,250    | \$548,841    | \$480,499                    |
| 2023 | \$493,018          | \$72,250    | \$565,268    | \$436,817                    |
| 2022 | \$324,856          | \$72,250    | \$397,106    | \$397,106                    |
| 2021 | \$337,106          | \$70,000    | \$407,106    | \$392,370                    |
| 2020 | \$286,700          | \$70,000    | \$356,700    | \$356,700                    |

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.