



Address: [3412 TEXAS TR](#)
City: HURST
Georeference: 24194F-2-9
Subdivision: LONESOME DOVE ESTATES - PH 4
Neighborhood Code: 3C500S

Latitude: 32.8840511796
Longitude: -97.1806571364
TAD Map: 2096-440
MAPSCO: TAR-039J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LONESOME DOVE ESTATES -
PH 4 Block 2 Lot 9

Jurisdictions:

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

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07839049

Site Name: LONESOME DOVE ESTATES - PH 4-2-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,405

Percent Complete: 100%

Land Sqft^{*}: 8,251

Land Acres^{*}: 0.1894

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:

HIX RICHARD B

HIX JANET

Primary Owner Address:

3104 RIVERBEND DR
HURST, TX 76054

Deed Date: 9/12/2023

Deed Volume:

Deed Page:

Instrument: [D223164446](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRUSHER BECKY;FRUSHER RONALD	12/19/2014	D214276928		
BRANUM MARY A	9/2/2003	D203339153	0017183	0000003
PAVILLION BANK	5/6/2003	00166720000247	0016672	0000247
RENAISSANCE FINE HOMES INC	7/22/2002	00158820000265	0015882	0000265
STINSON DEVELOPMENT CORP	11/16/2001	00000000000000	0000000	0000000
STINSON DEVELOPMENT CORP	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 ⁺
2025	\$468,100	\$80,495	\$548,595	\$548,595
2024	\$468,100	\$80,495	\$548,595	\$548,595
2023	\$402,078	\$80,495	\$482,573	\$393,250
2022	\$316,339	\$80,495	\$396,834	\$357,500
2021	\$255,000	\$70,000	\$325,000	\$325,000
2020	\$255,000	\$70,000	\$325,000	\$325,000

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

There are no exemptions for this property

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.