



**Address:** [3440 NORTH RILEY PL](#)  
**City:** HURST  
**Georeference:** 16138-1-26  
**Subdivision:** GRAYSON VILLAS  
**Neighborhood Code:** 3M020H

**Latitude:** 32.8821929266  
**Longitude:** -97.1846208618  
**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:** GRAYSON VILLAS Block 1 Lot 26

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40232832

**Site Name:** GRAYSON VILLAS-1-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,207

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,844

**Land Acres<sup>\*</sup>:** 0.1341

**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:**

LUCHT SHAWN

LUCHT JULIE

**Primary Owner Address:**

2313 CARLISLE AVE  
COLLEYVILLE, TX 76034

**Deed Date:** 5/19/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221143627](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON JACKIE;JOHNSON SAUNDRA	4/12/2005	<a href="#">D205107188</a>	0000000	0000000
AMBIANCE CUSTOM HOMES INC	11/26/2003	<a href="#">D203454582</a>	0000000	0000000
WESTIN CUSTOM HOME BLDRS LLC	5/22/2003	<a href="#">D203201903</a>	0016787	0000263
STINSON DEVELOPMENT CORP	1/1/2003	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	\$409,965	\$57,035	\$467,000	\$467,000
2024	\$409,965	\$57,035	\$467,000	\$467,000
2023	\$436,116	\$57,035	\$493,151	\$432,713
2022	\$336,340	\$57,035	\$393,375	\$393,375
2021	\$272,256	\$60,000	\$332,256	\$332,256
2020	\$273,537	\$60,000	\$333,537	\$333,537

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.