



**Address:** [809 CHASE CIR](#)  
**City:** HURST  
**Georeference:** 35291--3  
**Subdivision:** ROSEWOOD CHASE ADDN - HURST  
**Neighborhood Code:** 3B020T

**Latitude:** 32.8241151853  
**Longitude:** -97.182699494  
**TAD Map:** 2096-420  
**MAPSCO:** TAR-053N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ROSEWOOD CHASE ADDN - HURST Lot 3

**Jurisdictions:**

CITY OF HURST (028)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$320,000

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

**Site Number:** 40363643

**Site Name:** ROSEWOOD CHASE ADDN - HURST-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,975

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,600

**Land Acres<sup>\*</sup>:** 0.1515

**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:**

WASEF ABANOB  
ATTIYA MARY

**Primary Owner Address:**

809 CHASE CIR  
HURST, TX 76053

**Deed Date:** 7/16/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220172088](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FAGER FAMILY LIVING TRUST	2/15/2018	<a href="#">D218033845</a>		
FAGER NANCY JUNE;WATTS PHYLLIS E	11/22/2017	<a href="#">D217271658</a>		
GENTRY NAOMI ANN	7/22/2005	<a href="#">D205223207</a>	0000000	0000000
SPEIGHT CONSTRUCTION LTD	3/24/2005	<a href="#">D205090469</a>	0000000	0000000
ROSEWOOD CHASE LLP	1/1/2003	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	\$235,000	\$60,000	\$295,000	\$295,000
2024	\$260,000	\$60,000	\$320,000	\$302,889
2023	\$254,276	\$30,000	\$284,276	\$275,354
2022	\$220,322	\$30,000	\$250,322	\$250,322
2021	\$221,358	\$30,000	\$251,358	\$251,358
2020	\$222,395	\$30,000	\$252,395	\$252,395

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.