



# Tarrant Appraisal District Property Information | PDF Account Number: 43053125

#### Address: 404 MELBOURNE RD

City: HURST Georeference: 2630-1-4 Subdivision: BILLY CREEK ESTATES Neighborhood Code: 3B010L Latitude: 32.8150606121 Longitude: -97.1979272222 TAD Map: MAPSCO: TAR-052U



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

# PROPERTY DATA

Legal Description: BILLY CREEK ESTATES Block 1 Lot 4 25% UNDIVIDED INTEREST Jurisdictions: Site Number: 00223328 TARRANT COUNTY (220) Site Name: BILLY CREEK ESTATES Block 1 Lot 4 25% UNDIVIDED INTEREST CITY OF HURST (028) TARRANT COUNTY HOSEA AL (224)1 - Residential - Single Family TARRANT COUNTY COLLECTION (225) HURST-EULESS-BEDFORD (Stingente) Size+++: 2,178 State Code: A Percent Complete: 100% Year Built: 1967 Land Sqft\*: 10,890 Personal Property Accounter Acres<sup>\*</sup>: 0.2500 Agent: None Pool: N **Protest Deadline Date:** 5/24/2024

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

### **OWNER INFORMATION**

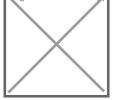
Current Owner: LOONEY WILLIAM A JR

Primary Owner Address: 404 MELBOURNE RD HURST, TX 76053 Deed Date: 1/1/2023 Deed Volume: Deed Page: Instrument: D222115717

### 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. <u>Tarrant County Tax Office Account Information</u>.





Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$43,218	\$15,556	\$58,774	\$58,774
2024	\$43,218	\$15,556	\$58,774	\$58,774
2023	\$50,776	\$12,945	\$63,721	\$63,721
0	\$0	\$0	\$0	\$0

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.