



## LOCATION

**Address:** [300 CARNATION LN](#)

**City:** HURST

**Georeference:** 44814-1-8

**Subdivision:** WALKER BRANCH ESTATES ADDN

**Neighborhood Code:** 3B010N

**Latitude:** 32.8117660265

**Longitude:** -97.1891806547

**TAD Map:** 2090-416

**MAPSCO:** TAR-052Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WALKER BRANCH ESTATES  
ADDN Block 1 Lot 8

**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:** 1997

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 06970737

**Site Name:** WALKER BRANCH ESTATES ADDN-1-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,819

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 116,313

**Land Acres<sup>\*</sup>:** 2.6701

**Pool:** Y

<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:**

RUSSELL REGENA LYNN

**Primary Owner Address:**

300 CARNATION LN  
HURST, TX 76053

**Deed Date:** 2/25/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** 142-14-028230

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUSSELL REGEN;RUSSELL ROLAND EST	1/17/1997	00126460001375	0012646	0001375
STINSON DEVELOPMENT CORP	1/1/1996	00000000000000	0000000	0000000

## VALUES

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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	\$0	\$0	\$0	\$0
2024	\$342,061	\$263,069	\$605,130	\$399,169
2023	\$307,434	\$212,070	\$519,504	\$362,881
2022	\$293,025	\$212,265	\$505,290	\$329,892
2021	\$266,707	\$40,375	\$307,082	\$299,902
2020	\$256,387	\$40,375	\$296,762	\$272,638

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

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- 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.