



**Address:** [2404 HAWTHORNE AVE](#)  
**City:** COLLEYVILLE  
**Georeference:** 23927C-A-10  
**Subdivision:** LEYTON GROVE ADDITION  
**Neighborhood Code:** 3C020L

**Latitude:** 32.8872947725  
**Longitude:** -97.1297336518  
**TAD Map:** 2108-444  
**MAPSCO:** TAR-040L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LEYTON GROVE ADDITION  
Block A Lot 10

**Jurisdictions:**

CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07193912

**Site Name:** LEYTON GROVE ADDITION-A-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,362

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,000

**Land Acres<sup>\*</sup>:** 0.4591

**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:**

VAUGHN STEPHEN BRADLEY  
VAUGHN ISABEL BURGUENO

**Primary Owner Address:**

2404 HAWTHORNE AVE  
COLLEYVILLE, TX 76034

**Deed Date:** 9/15/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223167597](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HANCHIN ANNE C;HANCHIN JOSEPH P JR	2/16/2021	<a href="#">D221261062</a>		
HANCHIN ANNE;HANCHIN J PAUL	1/7/1999	00136080000229	0013608	0000229
KESWICK LTD PARTNERSHIP	1/1/1998	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	\$1,238,443	\$300,000	\$1,538,443	\$1,538,443
2024	\$1,238,443	\$300,000	\$1,538,443	\$1,538,443
2023	\$1,154,294	\$275,000	\$1,429,294	\$1,154,340
2022	\$1,064,361	\$275,000	\$1,339,361	\$1,049,400
2021	\$679,000	\$275,000	\$954,000	\$954,000
2020	\$704,506	\$249,494	\$954,000	\$954,000

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

- 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.