



Tarrant Appraisal District Property Information | PDF Account Number: 40177106

Address: 2408 HAWTHORNE AVE

City: COLLEYVILLE Georeference: 23927C-A-11R1 Subdivision: LEYTON GROVE ADDITION Neighborhood Code: 3C020L

GoogletMapd 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 11R1 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: 2014 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$2,416,059 Protest Deadline Date: 5/24/2024 Latitude: 32.8873061341 Longitude: -97.129275376 TAD Map: 2108-444 MAPSCO: TAR-040L



Site Number: 40177106 Site Name: LEYTON GROVE ADDITION-A-11R1 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 8,524 Percent Complete: 100% Land Sqft^{*}: 34,607 Land Acres^{*}: 0.7944 Pool: Y

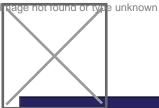
+++ Rounded.

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

OWNER INFORMATION

Current Owner: MUSE FAMILY LIVING TRUST

Primary Owner Address: 2408 HAWTHORNE AVE COLLEYVILLE, TX 76034 Deed Date: 5/13/2021 Deed Volume: Deed Page: Instrument: D221137168



	Previous Owners	Date	Instrument	Deed Volume	Deed Page
	MUSE JOHN O;MUSE MICKEY O	2/15/2018	D218038628		
	FORD DOUGLAS T;FORD KAYLA L	8/17/2012	D212206511	000000	0000000
	BRADSHAW BARBARA;BRADSHAW F THOMAS	12/13/2006	<u>D206401394</u>	000000	0000000
	SHARP JOE E;SHARP LINDA C	9/26/2003	D203366653	000000	0000000
	CABASSOL JOELLE;CABASSOL PHILLIPE	1/1/2002	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$2,056,059	\$360,000	\$2,416,059	\$2,365,053
2024	\$2,056,059	\$360,000	\$2,416,059	\$2,150,048
2023	\$1,911,856	\$330,000	\$2,241,856	\$1,954,589
2022	\$1,657,420	\$330,000	\$1,987,420	\$1,776,899
2021	\$1,285,363	\$330,000	\$1,615,363	\$1,615,363
2020	\$1,302,948	\$330,000	\$1,632,948	\$1,632,948

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.