



**Address:** [812 CHESTNUT AVE](#)  
**City:** BURLESON  
**Georeference:** 26271-7-13  
**Subdivision:** MISTLETOE HILL PH I & II  
**Neighborhood Code:** 4B020J

**Latitude:** 32.5665376462  
**Longitude:** -97.3246439423  
**TAD Map:** 2054-324  
**MAPSCO:** TAR-119S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MISTLETOE HILL PH I & II Block  
7 Lot 13

**Jurisdictions:**

CITY OF BURLESON (033)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BURLESON ISD (922)

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320R)

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

**Site Number:** 40385906

**Site Name:** MISTLETOE HILL PH I & II-7-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,173

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,712

**Land Acres<sup>\*</sup>:** 0.2000

**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:**

AMH 2014-3 BORROWER LLC

**Primary Owner Address:**

23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

**Deed Date:** 11/25/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214268279](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC	1/7/2014	<a href="#">D214012333</a>	0000000	0000000
RUIZ LYDIA;RUIZ VICENCIO	2/18/2005	<a href="#">D205059085</a>	0000000	0000000
LEGACY/MONTEREY HOMES LP	5/7/2004	<a href="#">D204143187</a>	0000000	0000000
LAND-LOTS LTD	4/5/2004	<a href="#">D204108117</a>	0000000	0000000
MISTLETOE HILL LP	2/4/2004	<a href="#">D204042675</a>	0000000	0000000
LAKE HOLLOW CORP	1/1/2003	0000000000000000	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	\$226,322	\$75,000	\$301,322	\$301,322
2024	\$257,668	\$75,000	\$332,668	\$332,668
2023	\$290,177	\$60,000	\$350,177	\$350,177
2022	\$229,579	\$60,000	\$289,579	\$289,579
2021	\$171,182	\$60,000	\$231,182	\$231,182
2020	\$171,182	\$60,000	\$231,182	\$231,182

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.