



**Address:** [800 CHESTNUT AVE](#)  
**City:** BURLESON  
**Georeference:** 26271-7-16  
**Subdivision:** MISTLETOE HILL PH I & II  
**Neighborhood Code:** 4B020J

**Latitude:** 32.5660175462  
**Longitude:** -97.3246045524  
**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 16

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$399,000

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

**Site Number:** 40385930

**Site Name:** MISTLETOE HILL PH I & II-7-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,356

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,761

**Land Acres<sup>\*</sup>:** 0.2699

**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:**

GUZMANSOTO JORGE MANUEL  
GUZMAN ARIANA

**Primary Owner Address:**

800 CHESTNUT AVE  
BURLESON, TX 76028

**Deed Date:** 10/17/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216249639](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HESTER BOBBY;HESTER COURTNEY	10/22/2004	<a href="#">D204343872</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	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	\$324,000	\$75,000	\$399,000	\$399,000
2024	\$324,000	\$75,000	\$399,000	\$383,328
2023	\$346,416	\$60,000	\$406,416	\$348,480
2022	\$305,112	\$60,000	\$365,112	\$316,800
2021	\$228,000	\$60,000	\$288,000	\$288,000
2020	\$228,000	\$60,000	\$288,000	\$288,000

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)
- DISABLED VET 30 to 49 PCT 11.22

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.