

Image not found or type unknown



Tarrant Appraisal District  
Property Information | PDF  
**Account Number: 40721736**

**Address:** [1116 HACKBERRY CT](#)  
**City:** BURLESON  
**Georeference:** 26272-13-26  
**Subdivision:** MISTLETOE HILL PH III  
**Neighborhood Code:** 4B020J

**Latitude:** 32.5702342179  
**Longitude:** -97.3303012113  
**TAD Map:** 2048-328  
**MAPSCO:** TAR-119N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MISTLETOE HILL PH III Block 13  
Lot 26

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 40721736

**Site Name:** MISTLETOE HILL PH III-13-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,052

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,405

**Land Acres<sup>\*</sup>:** 0.1699

**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:**

FLYNN ANGELA

FLYNN PATRICK

**Primary Owner Address:**

1116 HACKBERRY CT

BURLESON, TX 76028

**Deed Date:** 7/1/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222169648](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS BRENDA;WILLIAMS JERRY W	9/27/2010	<a href="#">D210257765</a>	0000000	0000000
HONG CHANG WON	5/12/2006	<a href="#">D206152398</a>	0000000	0000000
MTH BURLESON LP	5/10/2006	<a href="#">D206152396</a>	0000000	0000000
MISTLETOE HILL LP	2/4/2005	<a href="#">D205049703</a>	0000000	0000000
LAKE HOLLOW CORP	1/1/2005	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	\$223,091	\$75,000	\$298,091	\$298,091
2024	\$223,091	\$75,000	\$298,091	\$298,091
2023	\$289,651	\$60,000	\$349,651	\$349,651
2022	\$232,274	\$60,000	\$292,274	\$292,274
2021	\$189,869	\$60,000	\$249,869	\$249,869
2020	\$161,189	\$60,000	\$221,189	\$221,189

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.