



**Address:** [1517 HEDGEWOOD TR](#)  
**City:** FORT WORTH  
**Georeference:** 6020B-2-22  
**Subdivision:** BURTON PLACE SOUTH ADDITION  
**Neighborhood Code:** 1B070C

**Latitude:** 32.756365842  
**Longitude:** -97.1915957884  
**TAD Map:** 2090-396  
**MAPSCO:** TAR-066Z



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

## PROPERTY DATA

**Legal Description:** BURTON PLACE SOUTH  
ADDITION Block 2 Lot 22

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 40793907

**Site Name:** BURTON PLACE SOUTH ADDITION-2-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,618

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,767

**Land Acres<sup>\*</sup>:** 0.2012

**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:**

PERRY MICHAEL J  
BEAUREGARD SVETLANA

**Primary Owner Address:**

1517 HEDGEWOOD TRL  
FORT WORTH, TX 76112

**Deed Date:** 8/25/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222212370](#)

| Previous Owners                   | Date      | Instrument                 | Deed Volume | Deed Page |
|-----------------------------------|-----------|----------------------------|-------------|-----------|
| PERRY MICHAEL J                   | 5/2/2022  | <a href="#">D222134482</a> |             |           |
| HARRIS EDWARD                     | 1/11/2016 | <a href="#">D216005775</a> |             |           |
| U S A HOUSING & URBAN DEVELOPMENT | 4/16/2015 | <a href="#">D215181984</a> |             |           |
| US BANK NATIONAL ASSN             | 9/2/2014  | <a href="#">D214196591</a> |             |           |
| PALMER ALEXANDER                  | 6/1/2012  | <a href="#">D212135732</a> | 0000000     | 0000000   |
| BUSH CEDRIC;BUSH TAKISHA          | 4/1/2010  | <a href="#">D210085291</a> | 0000000     | 0000000   |
| DEUTSCHE BANK NATIONAL TR CO      | 2/2/2010  | <a href="#">D210025908</a> | 0000000     | 0000000   |
| MONTOYA LUIS;MONTOYA MANUELA      | 3/20/2006 | <a href="#">D206082968</a> | 0000000     | 0000000   |
| HMH LIFESTYLES LP                 | 9/7/2005  | <a href="#">D205276796</a> | 0000000     | 0000000   |
| DUVESTCO INC                      | 1/1/2005  | 00000000000000             | 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 | \$200,275          | \$50,000    | \$250,275    | \$250,275                    |
| 2024 | \$273,746          | \$50,000    | \$323,746    | \$323,746                    |
| 2023 | \$308,492          | \$50,000    | \$358,492    | \$358,492                    |
| 2022 | \$234,011          | \$35,000    | \$269,011    | \$269,011                    |
| 2021 | \$201,340          | \$35,000    | \$236,340    | \$236,340                    |
| 2020 | \$202,279          | \$35,000    | \$237,279    | \$237,279                    |

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)

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## Tarrant Appraisal District Property Information | PDF

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.