



**Address:** [1461 HEDGEWOOD TR](#)  
**City:** FORT WORTH  
**Georeference:** 6020B-2-30  
**Subdivision:** BURTON PLACE SOUTH ADDITION  
**Neighborhood Code:** 1B070C

**Latitude:** 32.7571675817  
**Longitude:** -97.1923720136  
**TAD Map:** 2090-396  
**MAPSCO:** TAR-066Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BURTON PLACE SOUTH  
ADDITION Block 2 Lot 30

**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:** None

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

**Site Number:** 40793990

**Site Name:** BURTON PLACE SOUTH ADDITION-2-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,417

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,097

**Land Acres<sup>\*</sup>:** 0.1629

**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:**

HILL SABRINA T

**Primary Owner Address:**

1461 HEDGEWOOD TRL  
FORT WORTH, TX 76112

**Deed Date:** 6/17/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221178550](#)

| Previous Owners             | Date      | Instrument                 | Deed Volume | Deed Page |
|-----------------------------|-----------|----------------------------|-------------|-----------|
| HAVLIK ERIC ANTHONY         | 10/5/2020 | <a href="#">D220258897</a> |             |           |
| BURGESS DEVONA              | 10/5/2020 | <a href="#">D220255440</a> |             |           |
| BURGESS DEVONA              | 1/10/2011 | <a href="#">D211008369</a> | 0000000     | 0000000   |
| BURGESS DEVONA;BURGESS MARC | 3/28/2006 | <a href="#">D206097427</a> | 0000000     | 0000000   |
| COLBY DEVELOPMENT CO INC    | 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 | \$270,000          | \$50,000    | \$320,000    | \$320,000                    |
| 2024 | \$270,000          | \$50,000    | \$320,000    | \$320,000                    |
| 2023 | \$380,401          | \$50,000    | \$430,401    | \$330,403                    |
| 2022 | \$265,366          | \$35,000    | \$300,366    | \$300,366                    |
| 2021 | \$244,784          | \$35,000    | \$279,784    | \$279,784                    |
| 2020 | \$245,925          | \$35,000    | \$280,925    | \$263,802                    |

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.