



**Address:** [12233 HUNTERS CROSSING LN](#)  
**City:** FORT WORTH  
**Georeference:** 20784D-1-13  
**Subdivision:** HUNTERS FIELD  
**Neighborhood Code:** 1A020A

**Latitude:** 32.5780388881  
**Longitude:** -97.2974470255  
**TAD Map:** 2060-328  
**MAPSCO:** TAR-119M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HUNTERS FIELD Block 1 Lot 13

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BURLESON ISD (922)

**State Code:** A

**Year Built:** 2010

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$263,824

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

**Site Number:** 41080777  
**Site Name:** HUNTERS FIELD-1-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,549  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,098  
**Land Acres<sup>\*</sup>:** 0.1399  
**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:**

OSBURN RACHEL LOUISE  
OSBURN MICHAEL REED

**Primary Owner Address:**

12233 HUNTERS CROSSING LN  
BURLESON, TX 76028

**Deed Date:** 5/24/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224093934](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAM MANG NGUYEN	11/26/2019	<a href="#">D219273566</a>		
1ST CHOICE HOUSE BUYERS INC	9/10/2019	<a href="#">D219205623</a>		
BREELAND CHASSEY L	9/10/2012	<a href="#">D212224989</a>	0000000	0000000
BEL TERRA LIMITED	8/13/2010	<a href="#">D210203858</a>	0000000	0000000
PAVILLION BANK	1/1/2008	<a href="#">D208018429</a>	0000000	0000000
C & N GROUP LP	5/4/2007	<a href="#">D207165696</a>	0000000	0000000
POTOMIC HEIGHTS DEV CORP	1/1/2006	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	\$213,824	\$50,000	\$263,824	\$263,824
2024	\$213,824	\$50,000	\$263,824	\$263,824
2023	\$208,813	\$50,000	\$258,813	\$258,813
2022	\$180,939	\$35,000	\$215,939	\$215,939
2021	\$161,000	\$35,000	\$196,000	\$196,000
2020	\$147,229	\$35,000	\$182,229	\$182,229

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.