



**Address:** [401 CORAL VINE LN](#)  
**City:** BURLESON  
**Georeference:** 26275-28-27  
**Subdivision:** MISTLETOE HILL PH V  
**Neighborhood Code:** 4B020L

**Latitude:** 32.567245843  
**Longitude:** -97.3384687227  
**TAD Map:** 2048-324  
**MAPSCO:** TAR-118R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MISTLETOE HILL PH V Block 28  
Lot 27

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2017

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$352,500

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

**Site Number:** 41553454

**Site Name:** MISTLETOE HILL PH V-28-27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,151

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,712

**Land Acres<sup>\*</sup>:** 0.2000

**Pool:** Y

<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:**

KANIA NICHOLAS

**Primary Owner Address:**

401 CORAL VINE LN  
BURLESON, TX 76028

**Deed Date:** 7/2/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218145030](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
B E W HOMES LLC	7/15/2014	<a href="#">D214153608</a>	0000000	0000000
MISTLETOE HILL LP	5/27/2011	<a href="#">D211132508</a>	0000000	0000000
LAKE HOLLOW CORP	1/1/2011	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	\$277,500	\$75,000	\$352,500	\$352,500
2024	\$277,500	\$75,000	\$352,500	\$344,463
2023	\$287,726	\$60,000	\$347,726	\$313,148
2022	\$236,979	\$60,000	\$296,979	\$284,680
2021	\$208,800	\$50,000	\$258,800	\$258,800
2020	\$195,597	\$50,000	\$245,597	\$245,597

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.