



**Address:** [369 CORAL VINE LN](#)  
**City:** BURLESON  
**Georeference:** 26276-21-18  
**Subdivision:** MISTLETOE HILL PH VI & VII  
**Neighborhood Code:** 4B020L

**Latitude:** 32.5678030819  
**Longitude:** -97.3399507152  
**TAD Map:** 2048-328  
**MAPSCO:** TAR-118Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MISTLETOE HILL PH VI & VII  
Block 21 Lot 18

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2015

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$303,187

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

**Site Number:** 41635817

**Site Name:** MISTLETOE HILL PH VI & VII-21-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,580

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,999

**Land Acres<sup>\*</sup>:** 0.1606

**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:**

NIZNIK ROBERT J  
NIZNIK CAROLYN

**Primary Owner Address:**

369 CORAL VINE LN  
BURLESON, TX 76028

**Deed Date:** 7/24/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215164876](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	7/23/2015	<a href="#">D215164875</a>		
LENNAR HOMES OF TX LAND & CONS	9/15/2014	<a href="#">D214203648</a>		
MISTLETOE HILL LP	1/30/2013	<a href="#">D213025285</a>	0000000	0000000
LAKE HOLLOW CORP	1/1/2013	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	\$228,187	\$75,000	\$303,187	\$303,187
2024	\$228,187	\$75,000	\$303,187	\$291,310
2023	\$234,938	\$60,000	\$294,938	\$264,827
2022	\$180,752	\$60,000	\$240,752	\$240,752
2021	\$166,152	\$60,000	\$226,152	\$226,152
2020	\$149,699	\$60,000	\$209,699	\$209,699

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.