



**Address:** [405 EUREKA CT](#)  
**City:** BURLESON  
**Georeference:** 26276-28-73  
**Subdivision:** MISTLETOE HILL PH VI & VII  
**Neighborhood Code:** 4B020L

**Latitude:** 32.569915957  
**Longitude:** -97.3382025153  
**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 VI & VII  
Block 28 Lot 73

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2016

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41647432

**Site Name:** MISTLETOE HILL PH VI & VII-28-73

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,852

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,688

**Land Acres<sup>\*</sup>:** 0.2453

**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:**

CHAN IRENE TRUST

**Primary Owner Address:**

1359 S MAGNOLIA AVE  
MONROVIA, CA 91016

**Deed Date:** 5/24/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218148350](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAN IRENE I-JEN	2/10/2017	<a href="#">D217033687</a>		
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	2/9/2017	<a href="#">D217033686</a>		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	3/18/2015	<a href="#">D215055825</a>		
MISTLETOE HILL LP	1/30/2013	<a href="#">D213025285</a>	0000000	0000000
LAKE HOLLOW CORP	1/1/2013	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	\$279,461	\$75,000	\$354,461	\$354,461
2024	\$279,461	\$75,000	\$354,461	\$354,461
2023	\$287,823	\$60,000	\$347,823	\$347,823
2022	\$220,624	\$60,000	\$280,624	\$280,624
2021	\$202,510	\$60,000	\$262,510	\$262,510
2020	\$182,099	\$60,000	\$242,099	\$242,099

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.