

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42451611

Address: 513 PHEASANT HILL LN

City: FORT WORTH

Georeference: 18204B-7-19 Subdivision: HIGHPOINT HILL Neighborhood Code: 4B012I Latitude: 32.5720272058 Longitude: -97.3290582023 TAD Map: 2048-328

MAPSCO: TAR-119N



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

## **PROPERTY DATA**

Legal Description: HIGHPOINT HILL Block 7 Lot 19

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: 2019

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800038560

Site Name: HIGHPOINT HILL 7 19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,649
Percent Complete: 100%

Land Sqft\*: 5,472 Land Acres\*: 0.1260

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

FREDRICKSON COLIN

FREDRICKSON STACIE

Primary Owner Address:

Deed Date: 6/10/2022

Deed Volume:

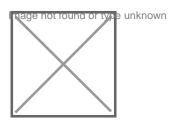
Deed Page:

513 PHEASANT HILL LN
BURLESON, TX 76028
Instrument: D222151344

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEDRANO ANTHONY	11/15/2019	D219264134		
GEHAN HOMES LTD	1/2/2019	D219001082		

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$236,605	\$60,000	\$296,605	\$296,605
2024	\$236,605	\$60,000	\$296,605	\$296,605
2023	\$267,353	\$55,000	\$322,353	\$322,353
2022	\$214,187	\$55,000	\$269,187	\$268,574
2021	\$189,158	\$55,000	\$244,158	\$244,158
2020	\$176,342	\$55,000	\$231,342	\$231,342

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.