



**Address:** [1196 W CONTINENTAL BLVD](#)  
**City:** SOUTHLAKE  
**Georeference:** A1505-1A09  
**Subdivision:** THORNHILL, JAMES SURVEY  
**Neighborhood Code:** 3S030A

**Latitude:** 32.9267010342  
**Longitude:** -97.1687223417  
**TAD Map:** 2096-456  
**MAPSCO:** TAR-025Q



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

## PROPERTY DATA

**Legal Description:** THORNHILL, JAMES SURVEY  
Abstract 1505 Tract 1A09

**Jurisdictions:**

- CITY OF SOUTHLAKE (022)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CARROLL ISD (919)

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 04204131

**Site Name:** THORNHILL, JAMES SURVEY-1A09

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,352

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 48,351

**Land Acres<sup>\*</sup>:** 1.1100

**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:**

NGUYEN AN

**Primary Owner Address:**

103 LATROBE CT  
SOUTHLAKE, TX 76092

**Deed Date:** 11/2/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222263236](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NORTHCUTT JOHN KEVIN	11/29/2021	<a href="#">D222022154</a>		
NORTHCUTT KEVIN;NORTHCUTT LISA	11/10/2021	<a href="#">D221350383</a>		
MILLER KURT D	3/1/1985	00081050001012	0008105	0001012
MARTINDALE STEVEN G	12/31/1900	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$177,000	\$558,000	\$735,000	\$726,581
2023	\$47,484	\$558,000	\$605,484	\$605,484
2022	\$214,659	\$402,500	\$617,159	\$617,159
2021	\$74,214	\$472,000	\$546,214	\$546,214
2020	\$74,214	\$472,000	\$546,214	\$546,214

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.