

# Tarrant Appraisal District Property Information | PDF Account Number: 06506402

### Address: 1407 MEADOW LN

City: SOUTHLAKE Georeference: 7254-4-13 Subdivision: CHIMNEY HILL ADDITION-STHLAKE Neighborhood Code: 3S030E Latitude: 32.9320573843 Longitude: -97.1746352838 TAD Map: 2096-460 MAPSCO: TAR-025K





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

## PROPERTY DATA

### Legal Description: CHIMNEY HILL ADDITION-STHLAKE Block 4 Lot 13

#### Jurisdictions:

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

State Code: A

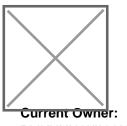
Year Built: 1993 Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Protest Deadline Date: 5/15/2025 Site Number: 06506402 Site Name: CHIMNEY HILL ADDITION-STHLAKE-4-13 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 3,191 Percent Complete: 100% Land Sqft<sup>\*</sup>: 29,633 Land Acres<sup>\*</sup>: 0.6802 Pool: Y

#### +++ Rounded.

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

# **OWNER INFORMATION**





PLIKUHN WILLIAM PLIKUHN BEVERLY

Primary Owner Address: 1407 MEADOW LN SOUTHLAKE, TX 76092-8340 Deed Date: 4/22/1993 Deed Volume: 0011029 Deed Page: 0000762 Instrument: 00110290000762

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRI-V UNLIMITED INC	1/21/1993	00109250001274	0010925	0001274
WARREN CLARK DEVELOPMENT INC	11/7/1991	00104460000590	0010446	0000590
WARREN CLARK & ASSOCIATES INC	1/1/1991	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$431,636	\$429,090	\$860,726	\$833,690
2023	\$557,502	\$429,090	\$986,592	\$757,900
2022	\$393,925	\$295,075	\$689,000	\$689,000
2021	\$393,925	\$295,075	\$689,000	\$689,000
2020	\$391,256	\$306,135	\$697,391	\$660,000

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.