

# Tarrant Appraisal District Property Information | PDF Account Number: 06898246

### Address: 636 CHANDON CT

City: SOUTHLAKE Georeference: 42164C-37-11 Subdivision: TIMARRON ADDN-CRESCENT ROYALE Neighborhood Code: 3S020B Latitude: 32.9218175432 Longitude: -97.1411970469 TAD Map: 2108-456 MAPSCO: TAR-026T





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

## **PROPERTY DATA**

### Legal Description: TIMARRON ADDN-CRESCENT ROYALE Block 37 Lot 11

#### Jurisdictions:

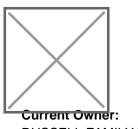
CITY OF SOUTHLAKE (022) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) CARROLL ISD (919) State Code: A

Year Built: 1996 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 06898246 Site Name: TIMARRON ADDN-CRESCENT ROYALE-37-11 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,986 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,000 Land Acres<sup>\*</sup>: 0.1377 Pool: Y

#### +++ Rounded.

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

### **OWNER INFORMATION**



RUSSELL FAMILY TRUST

Primary Owner Address: 636 CHANDON CT SOUTHLAKE, TX 76092 Deed Date: 8/22/2018 Deed Volume: Deed Page: Instrument: D218190176

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUSSELL ROBERT T	12/11/2003	D203460380	000000	0000000
LOWE JOHN STEPHEN	5/29/2003	00167770000061	0016777	0000061
PRUDENTIAL RELOCATION INC	5/10/2003	00167770000058	0016777	0000058
FARTHING CRAIG; FARTHING PATRICIA	5/26/1998	00132390000217	0013239	0000217
D & D HOMES INC	2/14/1996	00122770000277	0012277	0000277
TIMARRON LAND CORP	1/1/1995	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	\$560,970	\$250,000	\$810,970	\$810,970
2023	\$744,993	\$250,000	\$994,993	\$863,581
2022	\$707,183	\$175,000	\$882,183	\$785,074
2021	\$538,704	\$175,000	\$713,704	\$713,704
2020	\$541,216	\$175,000	\$716,216	\$716,216

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.