



**Address:** [817 INDEPENDENCE PKWY](#)  
**City:** SOUTHLAKE  
**Georeference:** 26495C-6-2  
**Subdivision:** MONTICELLO ESTATES  
**Neighborhood Code:** 3S030D

**Latitude:** 32.9312354783  
**Longitude:** -97.1653191772  
**TAD Map:** 2102-460  
**MAPSCO:** TAR-025Q



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

## PROPERTY DATA

**Legal Description:** MONTICELLO ESTATES Block 6  
Lot 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1997

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

**Site Number:** 06945309

**Site Name:** MONTICELLO ESTATES-6-2

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

**Parcels:** 1

**Approximate Size+++:** 6,071

**Percent Complete:** 100%

**Land Sqft\*:** 16,707

**Land Acres\*:** 0.3835

**Pool:** Y

+++ Rounded.

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

## OWNER INFORMATION



**Current Owner:**

1999 ARMSTRONG FAMILY TRUST

**Primary Owner Address:**

817 INDEPENDENCE PKWY  
SOUTHLAKE, TX 76092

**Deed Date:** 1/12/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221012051](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOYLE ANDREA J;DOYLE RICHARD P	12/4/2012	<a href="#">D212297573</a>	0000000	0000000
PRIAKOS D'ANN B	3/19/2012	<a href="#">D212086822</a>	0000000	0000000
PRIAKOS D'ANN;PRIAKOS WILLIAM H	3/28/2003	00165420000006	0016542	0000006
HORNBAKER GORDON L;HORNBAKER RENEE	3/5/1998	00131140000249	0013114	0000249
TOM ADAIR INC	7/22/1996	00124520001518	0012452	0001518
MONTICELLO ESTATES JV	1/1/1996	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	\$1,075,805	\$287,625	\$1,363,430	\$1,363,430
2023	\$1,341,732	\$287,625	\$1,629,357	\$1,441,020
2022	\$1,118,268	\$191,750	\$1,310,018	\$1,310,018
2021	\$932,636	\$191,750	\$1,124,386	\$1,124,386
2020	\$822,152	\$225,000	\$1,047,152	\$1,047,152

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.