



Address: [1207 DEL MAR DR](#)
City: SOUTHLAKE
Georeference: 43807-A-7
Subdivision: TRIPLE C RANCH - SOUTHLAKE
Neighborhood Code: 3S300G

Latitude: 32.9654717957
Longitude: -97.1310340363
TAD Map: 2108-472
MAPSCO: TAR-012Y



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

PROPERTY DATA

Legal Description: TRIPLE C RANCH -
SOUTHLAKE Block A Lot 7

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

State Code: A
Year Built: 2003
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

Site Number: 40190242
Site Name: TRIPLE C RANCH - SOUTHLAKE-A-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,032
Percent Complete: 100%
Land Sqft^{*}: 44,934
Land Acres^{*}: 1.0315
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:
SIJZ LIVING TRUST
Primary Owner Address:
1207 DEL MAR DR
SOUTHLAKE, TX 76092

Deed Date: 12/1/2022
Deed Volume:
Deed Page:
Instrument: [D222279888](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOKHANDWALA JUZAR ONALI;SIJZ LIVING TRUST	9/22/2022	D222235186		
DACKIW ALAN;DACKIW ELIZABETH	6/27/2014	D214137380	0000000	0000000
SKELLY DANA M;SKELLY RYAN M	9/13/2004	D204294255	0000000	0000000
PULTE HOMES OF TEXAS LP	5/22/2003	00167520000508	0016752	0000508
SOUTHLAKE TRIPLE C RANCH LP	1/1/2002	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$684,550	\$534,450	\$1,219,000	\$966,692
2023	\$565,550	\$534,450	\$1,100,000	\$878,811
2022	\$450,725	\$382,875	\$833,600	\$798,919
2021	\$269,990	\$456,300	\$726,290	\$726,290
2020	\$269,990	\$456,300	\$726,290	\$708,720

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.