

Tarrant Appraisal District Property Information | PDF Account Number: 41441974

Address: 804 ROCHESTER LN

City: SOUTHLAKE Georeference: 37984-1-12 Subdivision: SHADY OAKS ADDN-SOUTHLAKE Neighborhood Code: 3S040A Latitude: 32.9553618441 Longitude: -97.1630316793 TAD Map: 2102-468 MAPSCO: TAR-025C





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

PROPERTY DATA

Legal Description: SHADY OAKS ADDN-SOUTHLAKE Block 1 Lot 12

Jurisdictions:

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

State Code: A

Year Built: 2013

Personal Property Account: N/A Land A Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (PO22:44) Protest Deadline Date: 5/15/2025

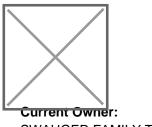
Site Number: 41441974 Site Name: SHADY OAKS ADDN-SOUTHLAKE-1-12 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 5,800 Percent Complete: 100% Land Sqft^{*}: 25,890 Land Acres^{*}: 0.5943

+++ Rounded.

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

OWNER INFORMATION





SWAUGER FAMILY TRUST

Primary Owner Address: 804 ROCHESTER LN SOUTHLAKE, TX 76092 Deed Date: 7/28/2020 Deed Volume: Deed Page: Instrument: D220259192

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SWAUGER KENT ANTHONY;SWAUGER LISA UNDERWOOD	7/9/2019	<u>D219150220</u>		
JOLLEY DOUG;JOLLEY MARY	6/15/2017	D217138879		
WITHERELL MATTHEW	12/3/2013	D213308019	000000	0000000
STANDARD PACIFIC OF TEXAS INC	12/7/2011	D211297125	000000	0000000
TERRA/SHADY OAKS LP	1/1/2008	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	\$1,620,371	\$400,000	\$2,020,371	\$1,836,779
2023	\$1,812,981	\$400,000	\$2,212,981	\$1,669,799
2022	\$1,605,185	\$300,000	\$1,905,185	\$1,517,999
2021	\$1,079,999	\$300,000	\$1,379,999	\$1,379,999
2020	\$1,080,000	\$300,000	\$1,380,000	\$1,380,000

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.