



**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

**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00324)

**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<sup>+++</sup>:** 5,800

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 25,890

**Land Acres<sup>\*</sup>:** 0.5943

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION



**Current Owner:**  
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	<a href="#">D219150220</a>		
JOLLEY DOUG;JOLLEY MARY	6/15/2017	<a href="#">D217138879</a>		
WITHERELL MATTHEW	12/3/2013	<a href="#">D213308019</a>	0000000	0000000
STANDARD PACIFIC OF TEXAS INC	12/7/2011	<a href="#">D211297125</a>	0000000	0000000
TERRA/SHADY OAKS LP	1/1/2008	000000000000000	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	\$1,620,371	\$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.