



Address: [1017 COOL RIVER DR](#)
City: SOUTHLAKE
Georeference: 47308M-1-1
Subdivision: WINDING CREEK ADDN-SOUTHLAKE
Neighborhood Code: 3S010E

Latitude: 32.9324638889
Longitude: -97.1340302581
TAD Map: 2108-460
MAPSCO: TAR-026K



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

PROPERTY DATA

Legal Description: WINDING CREEK ADDN-SOUTHLAKE Block 1 Lot 1

Jurisdictions:

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

State Code: A

Year Built: 2014

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/15/2025

Site Number: 41658647

Site Name: WINDING CREEK ADDN-SOUTHLAKE-1-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,638

Percent Complete: 100%

Land Sqft^{*}: 18,327

Land Acres^{*}: 0.4207

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

LINCH BRADLEY

Primary Owner Address:

1017 COOL RIVER DR
SOUTHLAKE, TX 76092

Deed Date: 7/31/2015

Deed Volume:

Deed Page:

Instrument: [D215171663](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STANDARD PACIFIC OF TEXAS INC	2/26/2014	D214038228	0000000	0000000
TERRA/WINDING CREEK LLC	1/1/2013	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	\$1,755,195	\$350,000	\$2,105,195	\$1,730,299
2023	\$1,448,000	\$350,000	\$1,798,000	\$1,572,999
2022	\$1,386,438	\$300,000	\$1,686,438	\$1,429,999
2021	\$999,999	\$300,000	\$1,299,999	\$1,299,999
2020	\$999,999	\$300,000	\$1,299,999	\$1,299,999

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.