



**Address:** [1251 SUNSHINE LN](#)  
**City:** SOUTHLAKE  
**Georeference:** 42083H--36  
**Subdivision:** THROOP, F NO 1511 ADDITION  
**Neighborhood Code:** 3S300L

**Latitude:** 32.9561110467  
**Longitude:** -97.1244413409  
**TAD Map:** 2114-468  
**MAPSCO:** TAR-026C



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

## PROPERTY DATA

**Legal Description:** THROOP, F NO 1511 ADDITION  
Lot 36

**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:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 41676572

**Site Name:** THROOP, F NO 1511 ADDITION-36

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

**Parcels:** 1

**Approximate Size+++:** 7,965

**Percent Complete:** 100%

**Land Sqft\*:** 132,897

**Land Acres\*:** 3.0509

**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:**

OBAID SACHA  
LARRISON DEBORAH

**Primary Owner Address:**

1251 SUNSHINE LN  
SOUTHLAKE, TX 76092

**Deed Date:** 7/12/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216159437](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANCHEZ CHRISTOPHER MICHAEL	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$3,652,915	\$1,140,270	\$4,793,185	\$3,953,070
2023	\$3,209,730	\$1,140,270	\$4,350,000	\$3,593,700
2022	\$2,412,275	\$887,725	\$3,300,000	\$3,267,000
2021	\$2,412,275	\$887,725	\$3,300,000	\$2,970,000
2020	\$1,839,820	\$860,180	\$2,700,000	\$2,700,000

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.