



**Address:** [709 MAGNOLIA CIR](#)  
**City:** SOUTHLAKE  
**Georeference:** 39617F-6-1  
**Subdivision:** SOUTHLAKE MEADOWS PH 1  
**Neighborhood Code:** 3S0401

**Latitude:** 32.9708110675  
**Longitude:** -97.161994659  
**TAD Map:** 2102-472  
**MAPSCO:** TAR-011U



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

## PROPERTY DATA

**Legal Description:** SOUTHLAKE MEADOWS PH 1  
Block 6 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:** 2017

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800019334

**Site Name:** SOUTHLAKE MEADOWS PH 1 6 1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,955

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,035

**Land Acres<sup>\*</sup>:** 0.4599

**Pool:** Y

<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:**

KANCHERLA DAYKAR  
VATTIKUTI SWAPNA

**Primary Owner Address:**

709 MAGNOLIA CIR  
SOUTHLAKE, TX 76092

**Deed Date:** 5/4/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218098084](#)

## 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	\$1,497,075	\$344,925	\$1,842,000	\$1,483,808
2023	\$1,696,214	\$344,925	\$2,041,139	\$1,348,916
2022	\$928,155	\$229,950	\$1,158,105	\$1,158,105
2021	\$928,155	\$229,950	\$1,158,105	\$1,158,105
2020	\$951,150	\$206,955	\$1,158,105	\$1,158,105

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.