



**Address:** [721 STACY DR](#)  
**City:** SOUTHLAKE  
**Georeference:** 8671K-A-10  
**Subdivision:** CRESCENT HEIGHTS ADDITION  
**Neighborhood Code:** 3S040E

**Latitude:** 32.9439386447  
**Longitude:** -97.1629325666  
**TAD Map:** 2102-464  
**MAPSCO:** TAR-025G



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

## PROPERTY DATA

**Legal Description:** CRESCENT HEIGHTS  
ADDITION Block A Lot 10

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2019

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800045882

**Site Name:** CRESCENT HEIGHTS ADDITION A 10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,356

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 22,129

**Land Acres<sup>\*</sup>:** 0.5080

**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:**

MANFREDINI VINCENT  
MANFREDINI MONICA

**Primary Owner Address:**

721 STACY DR  
SOUTHLAKE, TX 76092

**Deed Date:** 7/14/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223148939](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN HUY	12/17/2020	<a href="#">D220333483</a>		
DEAN M HANSEN TRUST	9/2/2020	<a href="#">D220223009</a>		
HANSEN DEAN M	8/24/2019	<a href="#">D219204142</a>		
CARLYLE DEVELOPMENT LLC	8/23/2019	<a href="#">D219195322</a>		

## 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	\$2,125,918	\$378,000	\$2,503,918	\$2,503,918
2023	\$1,494,782	\$378,000	\$1,872,782	\$1,872,782
2022	\$1,407,172	\$500,000	\$1,907,172	\$1,907,172
2021	\$1,492,794	\$500,000	\$1,992,794	\$1,992,794
2020	\$702,720	\$500,000	\$1,202,720	\$1,202,720

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.