



Address: [312 SANCTUARY CIR](#)
City: SOUTHLAKE
Georeference: 8671K-A-32
Subdivision: CRESCENT HEIGHTS ADDITION
Neighborhood Code: 3S040E

Latitude: 32.9447626536
Longitude: -97.1653776054
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 32

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

State Code: C1
Year Built: 0
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Protest Deadline Date: 5/15/2025

Site Number: 800045904
Site Name: CRESCENT HEIGHTS ADDITION A 32
Site Class: C1 - Residential - Vacant Land
Parcels: 1
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 26,785
Land Acres^{*}: 0.6149
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:

MODH JAY
MODH PRIYA

Primary Owner Address:

2101 BOULDER CT
SOUTHLAKE, TX 76092

Deed Date: 5/13/2022

Deed Volume:

Deed Page:

Instrument: [D222132670](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOPPER NICOLE;TOPPER VIC	2/28/2022	D222054536		
ST ANDREWS LAND COMPANY LTD	8/4/2019	D219176950		
1709 SHADY OAKS SOUTHLAKE LLC	8/3/2019	D219176950		

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	\$0	\$408,000	\$408,000	\$408,000
2023	\$0	\$408,000	\$408,000	\$408,000
2022	\$0	\$350,000	\$350,000	\$350,000
2021	\$0	\$350,000	\$350,000	\$350,000
2020	\$0	\$350,000	\$350,000	\$350,000

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

There are no exemptions for this property

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.