



**Address:** [3131 BRIAR LN](#)  
**City:** SOUTHLAKE  
**Georeference:** 18505--9R  
**Subdivision:** HILLTOP ACRES ADDITION-STHLAKE  
**Neighborhood Code:** 3S100K

**Latitude:** 32.9827319273  
**Longitude:** -97.1504076558  
**TAD Map:** 2102-476  
**MAPSCO:** TAR-012N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HILLTOP ACRES ADDITION-STHLAKE Lot 9R

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,136,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01303295

**Site Name:** HILLTOP ACRES ADDITION-STHLAKE-9R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,344

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 54,450

**Land Acres<sup>\*</sup>:** 1.2500

**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:**

EDDINS SCOTT  
EDDINS TARA

**Primary Owner Address:**

3131 BRIAR LN  
SOUTHLAKE, TX 76092-2527

**Deed Date:** 2/20/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208062257](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLANCHARD CHERYL;BLANCHARD DAVID M	5/12/1999	00138140000039	0013814	0000039
WALKER DANIEL T;WALKER DEBORAH R	9/29/1993	00112590001576	0011259	0001576
WILLIAMS CHAS III;WILLIAMS EMILY	11/13/1984	00080070001458	0008007	0001458
JACKIE D PETTY	12/31/1900	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	\$400,000	\$600,000	\$1,000,000	\$1,000,000
2024	\$536,000	\$600,000	\$1,136,000	\$915,063
2023	\$664,844	\$600,000	\$1,264,844	\$831,875
2022	\$421,745	\$437,500	\$859,245	\$756,250
2021	\$319,500	\$437,500	\$757,000	\$687,500
2020	\$125,000	\$500,000	\$625,000	\$625,000

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.