



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⁺⁺⁺: 3,344

Percent Complete: 100%

Land Sqft^{*}: 54,450

Land Acres^{*}: 1.2500

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:

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 ⁺
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.