



**Address:** [1040 SUMMERPLACE LN](#)  
**City:** SOUTHLAKE  
**Georeference:** 40683-2-8  
**Subdivision:** SUMMER PLACE ADDITION  
**Neighborhood Code:** 3S060G

**Latitude:** 32.9542506463  
**Longitude:** -97.1465095866  
**TAD Map:** 2108-468  
**MAPSCO:** TAR-026A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUMMER PLACE ADDITION  
Block 2 Lot 8

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1974

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$426,362

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

**Site Number:** 03015505

**Site Name:** SUMMER PLACE ADDITION-2-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,859

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,116

**Land Acres<sup>\*</sup>:** 0.2781

**Pool:** N

<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:**

THE TRISTAN M MILMOE REVOCABLE TRUST

**Primary Owner Address:**

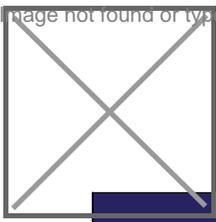
1040 SUMMERPLACE LN  
SOUTHLAKE, TX 76092

**Deed Date:** 9/26/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222238169](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILMOE TRISTAN M	12/27/2007	<a href="#">D207459933</a>	0000000	0000000
KULASXA CHARLES;KULASXA JOYCE	6/30/1976	00060430000146	0006043	0000146

## 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	\$217,425	\$208,575	\$426,000	\$426,000
2024	\$217,787	\$208,575	\$426,362	\$387,951
2023	\$221,475	\$208,575	\$430,050	\$352,683
2022	\$231,427	\$139,050	\$370,477	\$320,621
2021	\$152,424	\$139,050	\$291,474	\$291,474
2020	\$190,439	\$125,145	\$315,584	\$315,584

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.