



**Address:** [1012 SHADY LN](#)  
**City:** SOUTHLAKE  
**Georeference:** A 525-5D02  
**Subdivision:** FREEMAN, SAMUEL SURVEY  
**Neighborhood Code:** 3S300Z

**Latitude:** 32.9541870403  
**Longitude:** -97.114262111  
**TAD Map:** 2114-468  
**MAPSCO:** TAR-026D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FREEMAN, SAMUEL SURVEY  
Abstract 525 Tract 5D02

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1969

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$1,133,381

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

**Site Number:** 03885852

**Site Name:** FREEMAN, SAMUEL SURVEY-5D02

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,544

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 52,707

**Land Acres<sup>\*</sup>:** 1.2100

**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:**

ARMSTRONG FAMILY TRUST

**Primary Owner Address:**

1012 SHADY LN  
SOUTHLAKE, TX 76092

**Deed Date:** 7/26/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223132694](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARMSTRONG BELINDA;ARMSTRONG SAMMY	9/7/2005	<a href="#">D205267836</a>	0000000	0000000
CHICK MARY JUNE	3/28/1994	00115090002267	0011509	0002267
CHICK BRYAN J JR;CHICK MARY J	12/4/1975	00059320000210	0005932	0000210

## 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	\$545,381	\$588,000	\$1,133,381	\$903,659
2024	\$545,381	\$588,000	\$1,133,381	\$821,508
2023	\$415,259	\$588,000	\$1,003,259	\$746,825
2022	\$369,592	\$427,500	\$797,092	\$678,932
2021	\$272,826	\$427,500	\$700,326	\$617,211
2020	\$178,052	\$492,000	\$670,052	\$561,101

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.