



**Address:** [3107 BRIAR LN](#)  
**City:** SOUTHLAKE  
**Georeference:** A1207-2A02  
**Subdivision:** PRICE, REES D SURVEY  
**Neighborhood Code:** 3S100K

**Latitude:** 32.9818546182  
**Longitude:** -97.1502067852  
**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:** PRICE, REES D SURVEY  
Abstract 1207 Tract 2A02

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1950

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$448,720

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

**Site Number:** 04088751

**Site Name:** PRICE, REES D SURVEY-2A02

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,795

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 27,442

**Land Acres<sup>\*</sup>:** 0.6300

**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:**

RICORD MYRNA ELAINE

**Primary Owner Address:**

3100 BRIAR LN  
SOUTHLAKE, TX 76092

**Deed Date:** 1/1/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** HEIR04088751

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICORD BRENT WADE;RICORD MYRNA ELAINE;RICORD RICKY RYAN	3/1/2010	<a href="#">D211026048</a>		
RICORD BRENT WADE ETAL	2/28/2010	<a href="#">D211026048</a>	0000000	0000000
RICORD WAYNOKA W EST	9/23/2004	000000000000000	0000000	0000000
RICORD CHARLES L EST;RICORD WAYNOKA	12/31/1900	00044330000014	0004433	0000014

## 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	\$1,100	\$402,748	\$403,848	\$344,064
2024	\$34,720	\$414,000	\$448,720	\$312,785
2023	\$151,427	\$414,000	\$565,427	\$284,350
2022	\$107,358	\$282,500	\$389,858	\$258,500
2021	\$12,925	\$222,075	\$235,000	\$235,000
2020	\$12,925	\$222,075	\$235,000	\$235,000

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.