



**Latitude:** 32.9686105567  
**Longitude:** -97.1172347021  
**TAD Map:** 2114-472  
**MAPSCO:** TAR-012V



**City:**  
**Georeference:** A1511-1  
**Subdivision:** TROOP, FRANCIS SURVEY  
**Neighborhood Code:** 3S100G

Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TROOP, FRANCIS SURVEY  
Abstract 1511 Tract 1 & TRACT 1C1C

**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:** 4/15/2024

**Notice Value:** \$1,096,354

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

**Site Number:** 04206339  
**Site Name:** TROOP, FRANCIS SURVEY-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 4,009  
**Percent Complete:** 100%  
**Land Sqft\*:** 114,475  
**Land Acres\*:** 2.6280  
**Pool:** N

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

VIOLA FRANK J JR

**Primary Owner Address:**

192 SAM BASS RIDGE RD  
SOUTHLAKE, TX 76092

**Deed Date:** 12/22/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222294631](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAMBERT DAVID A;LAMBERT PHYLLIS	10/15/1998	00134740000120	0013474	0000120
KEYT RICHARD C	7/8/1994	00116500001653	0011650	0001653
GIBSON JOY J;GIBSON LES G	11/30/1982	00073980001308	0007398	0001308
BEN DALE PARKER	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	\$0	\$0	\$0	\$0
2023	\$12,450	\$760,050	\$772,500	\$772,500
2022	\$508,959	\$586,500	\$1,095,459	\$803,848
2021	\$395,910	\$586,500	\$982,410	\$730,771
2020	\$276,273	\$775,600	\$1,051,873	\$664,337
0	\$0	\$0	\$0	\$0

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

There are no exemptions for this property

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.