



Address: [1746 SHUMAKER LN](#)
City: SOUTHLAKE
Georeference: A1511-3A01F5B
Subdivision: TROOP, FRANCIS SURVEY
Neighborhood Code: 3S300L

Latitude: 32.9652858342
Longitude: -97.1244328094
TAD Map: 2114-472
MAPSCO: TAR-012Y



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 3A01F5B

Jurisdictions:

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

State Code: A

Year Built: 1985

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Notice Sent Date: 4/15/2025

Notice Value: \$820,000

Protest Deadline Date: 5/24/2024

Site Number: 04207645

Site Name: TROOP, FRANCIS SURVEY-3A01F5B

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 2,854

Percent Complete: 100%

Land Sqft^{*}: 29,620

Land Acres^{*}: 0.6800

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:

VALDERRAMA PENA FAMILY LIVING TRUST

Primary Owner Address:

1746 SHUMAKER LN
SOUTHLAKE, TX 76092

Deed Date: 10/13/2017

Deed Volume:

Deed Page:

Instrument: [D217240165](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALMENARES NELSON VALDERRAMA;PENA GABRIELA	3/9/2017	D217054882		
KOROL MATT;KOROL THEODORA	4/11/1996	00123320001471	0012332	0001471
MILLER ALAN S;MILLER DE ANN W	12/31/1900	000000000000000	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	\$391,000	\$429,000	\$820,000	\$505,210
2024	\$391,000	\$429,000	\$820,000	\$459,282
2023	\$349,975	\$429,000	\$778,975	\$417,529
2022	\$200,650	\$295,000	\$495,650	\$379,572
2021	\$50,065	\$295,000	\$345,065	\$345,065
2020	\$81,971	\$268,029	\$350,000	\$350,000

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.