



**Address:** [1327 WOODBROOK LN](#)  
**City:** SOUTHLAKE  
**Georeference:** 8878-2-1  
**Subdivision:** CROSS TIMBER HILLS ADDITION  
**Neighborhood Code:** 3S040L

**Latitude:** 32.9547830029  
**Longitude:** -97.1699009641  
**TAD Map:** 2096-468  
**MAPSCO:** TAR-025B



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** CROSS TIMBER HILLS  
ADDITION Block 2 Lot 1

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

**State Code:** A  
**Year Built:** 1987  
**Personal Property Account:** N/A  
**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00224) Y  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$866,719  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 04785819  
**Site Name:** CROSS TIMBER HILLS ADDITION-2-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,663  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 46,260  
**Land Acres<sup>\*</sup>:** 1.0620

<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:**  
ANDREW AND MARY FUOCHI REVOCABLE TRUST  
**Primary Owner Address:**  
1327 WOODBROOK LN  
SOUTHLAKE, TX 76092

**Deed Date:** 3/12/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224042619](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FUOCHI ANDREW;FUOCHI MARY JANE	12/29/2011	<a href="#">D211315365</a>	0000000	0000000
GILL EOIN A;GILL KATE D	10/7/2005	<a href="#">D205308894</a>	0000000	0000000
REYNOLDS CHERYL	3/5/1999	00137000000130	0013700	0000130
BRENNAN STEVEN J	9/2/1997	00128990000120	0012899	0000120
KATZ ARNOLD;KATZ KATHY	8/4/1987	00090390000295	0009039	0000295
CUSTOM ONE HAAG & CO	3/20/1987	00088830001752	0008883	0001752
SPENCER MARY JANE	4/25/1983	00074940000621	0007494	0000621
TEN BAR PROPERTY CO	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	\$323,119	\$543,600	\$866,719	\$866,719
2024	\$323,119	\$543,600	\$866,719	\$790,130
2023	\$329,914	\$543,600	\$873,514	\$718,300
2022	\$262,500	\$390,500	\$653,000	\$653,000
2021	\$262,500	\$390,500	\$653,000	\$651,957
2020	\$130,288	\$462,400	\$592,688	\$592,688

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.