



Address: [1345 WOODBROOK CT](#)
City: SOUTHLAKE
Georeference: 8878-4-15
Subdivision: CROSS TIMBER HILLS ADDITION
Neighborhood Code: 3S040L

Latitude: 32.9551072397
Longitude: -97.174345194
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 4 Lot 15

Jurisdictions:

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

State Code: A

Year Built: 1989

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,131,106

Protest Deadline Date: 5/24/2024

Site Number: 04786106

Site Name: CROSS TIMBER HILLS ADDITION-4-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,876

Percent Complete: 100%

Land Sqft^{*}: 39,378

Land Acres^{*}: 0.9040

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

FREDERICK LIVING TRUST

Primary Owner Address:

1345 WOODBROOK CT
SOUTHLAKE, TX 76092

Deed Date: 11/6/2017

Deed Volume:

Deed Page:

Instrument: [D217260778](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FREDERICK LINDA;FREDERICK PETER C	10/15/2003	D203397491	0000000	0000000
SULLIVAN MARJORI;SULLIVAN MICHAEL	11/30/1989	00097770001837	0009777	0001837
CONCEPT HOMES	2/22/1989	00095230001848	0009523	0001848
APPLEMAN GARY R;APPLEMAN JEANNE M	2/12/1983	00074490000256	0007449	0000256
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 ⁺
2025	\$634,906	\$496,200	\$1,131,106	\$786,695
2024	\$634,906	\$496,200	\$1,131,106	\$715,177
2023	\$603,965	\$496,200	\$1,100,165	\$650,161
2022	\$497,558	\$351,000	\$848,558	\$591,055
2021	\$130,523	\$406,800	\$537,323	\$537,323
2020	\$130,523	\$406,800	\$537,323	\$537,323

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.