



**Address:** [1342 WOODBROOK CT](#)  
**City:** SOUTHLAKE  
**Georeference:** 8878-4-13R  
**Subdivision:** CROSS TIMBER HILLS ADDITION  
**Neighborhood Code:** 3S040L

**Latitude:** 32.955724049  
**Longitude:** -97.1743515262  
**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 13R

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1986

**Personal Property Account:** N/A

**Agent:** WILLIAM PORTWOOD (01111)

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

**Site Number:** 04989031

**Site Name:** CROSS TIMBER HILLS ADDITION-4-13R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,487

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 89,080

**Land Acres<sup>\*</sup>:** 2.0450

**Pool:** Y

<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:**

KUMAR SAKET

KUMAR ANAMIKA

**Primary Owner Address:**

1342 WOODBROOK CT  
SOUTHLAKE, TX 76092

**Deed Date:** 5/11/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223082830](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOUGLAS SPENCER III SEPERATE PROPERTY TRUST	9/18/2020	<a href="#">D220241496</a>		
POONAWALA YASMIN	3/11/2019	322-613-482-17		
POONAWALA SHIRAZ;POONAWALA YASMIN	7/19/2007	<a href="#">D207257254</a>	0000000	0000000
FINNERTY C J;FINNERTY MARY C	7/25/2002	00158550000241	0015855	0000241
DAVIS MOLLIE C;DAVIS STERLING	8/28/1997	00128940000146	0012894	0000146
MAGID JOY	12/10/1996	00126290001470	0012629	0001470
CRAWFORD ROGER D	4/22/1983	00074950000122	0007495	0000122
TEN BAR PROPERTIES	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	\$711,541	\$838,500	\$1,550,041	\$1,550,041
2024	\$711,541	\$838,500	\$1,550,041	\$1,550,041
2023	\$641,478	\$838,500	\$1,479,978	\$1,033,890
2022	\$303,650	\$636,250	\$939,900	\$939,900
2021	\$303,650	\$636,250	\$939,900	\$939,900
2020	\$176,000	\$659,000	\$835,000	\$835,000

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

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.