



**Address:** [1356 WOODBROOK LN](#)  
**City:** SOUTHLAKE  
**Georeference:** 8878-4-20  
**Subdivision:** CROSS TIMBER HILLS ADDITION  
**Neighborhood Code:** 3S040L

**Latitude:** 32.9550217001  
**Longitude:** -97.1755598167  
**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 20

**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:** NORTH TEXAS PROPERTY TAX SERV (00855)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,109,560

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

**Site Number:** 05038448

**Site Name:** CROSS TIMBER HILLS ADDITION-4-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,562

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 56,018

**Land Acres<sup>\*</sup>:** 1.2860

**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:**

RONALD AND CANDACE DAVIS FAMILY TRUST

**Primary Owner Address:**

1356 WOODBROOK LN  
SOUTHLAKE, TX 76092

**Deed Date:** 3/7/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224040038](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS CANDACE A;DAVIS RONALD L	9/20/2022	<a href="#">D222232311</a>		
PERRY ALINE G;PERRY STEVE L	11/24/1999	00141180000538	0014118	0000538
CASTILLO ESTELLA;CASTILLO NELSON	6/30/1997	00128240000344	0012824	0000344
STEVENS CAROL;STEVENS MICHAEL	11/5/1984	00080000001934	0008000	0001934
D & D ENT INC	5/15/1984	00078340000200	0007834	0000200
CROSS TIMBER HILLS COMPANY	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	\$498,760	\$610,800	\$1,109,560	\$1,109,560
2024	\$498,760	\$610,800	\$1,109,560	\$1,109,560
2023	\$389,200	\$610,800	\$1,000,000	\$1,000,000
2022	\$317,858	\$446,500	\$764,358	\$550,000
2021	\$53,500	\$446,500	\$500,000	\$500,000
2020	\$10,186	\$489,814	\$500,000	\$500,000

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.