



**Address:** [1386 LAKEVIEW DR](#)  
**City:** SOUTHLAKE  
**Georeference:** 8878-5-30  
**Subdivision:** CROSS TIMBER HILLS ADDITION  
**Neighborhood Code:** 3S040L

**Latitude:** 32.9492400208  
**Longitude:** -97.1809800852  
**TAD Map:** 2096-464  
**MAPSCO:** TAR-025A



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 5 Lot 30

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 05444993

**Site Name:** CROSS TIMBER HILLS ADDITION-5-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,532

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 46,696

**Land Acres<sup>\*</sup>:** 1.0720

**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:**

NICHOLAS AND AREDI COLLETTI FAMILY TRUST

**Primary Owner Address:**

1386 LAKEVIEW DR  
SOUTHLAKE, TX 76092

**Deed Date:** 6/8/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221167954](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLLETTI AREDI;COLLETTI NICHOLAS	4/19/2021	<a href="#">D221113378</a>		
GERKEN JOHN K;GERKEN VICTORIA	3/29/1989	00095580000114	0009558	0000114
CITICORP MTG INC	2/7/1989	00095060001258	0009506	0001258
MARTINSON RONALD T;MARTINSON S	10/25/1985	00083510000763	0008351	0000763
CROSS TIMBER HILLS CO	1/1/1984	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	\$685,840	\$546,600	\$1,232,440	\$1,232,440
2024	\$685,840	\$546,600	\$1,232,440	\$1,232,440
2023	\$759,621	\$546,600	\$1,306,221	\$1,138,282
2022	\$641,802	\$393,000	\$1,034,802	\$1,034,802
2021	\$303,990	\$393,000	\$696,990	\$653,706
2020	\$133,481	\$464,400	\$597,881	\$594,278

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.