



**Address:** [1301 PLANTATION DR](#)  
**City:** SOUTHLAKE  
**Georeference:** 6864-A-3  
**Subdivision:** CEDAR CREEK PLANTATIONS  
**Neighborhood Code:** 3S040Z

**Latitude:** 32.9636975147  
**Longitude:** -97.169907697  
**TAD Map:** 2096-468  
**MAPSCO:** TAR-011X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CEDAR CREEK PLANTATIONS  
Block A Lot 3

**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:** OCONNOR & ASSOCIATES (00436)

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

**Notice Value:** \$1,151,188

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

**Site Number:** 05781442

**Site Name:** CEDAR CREEK PLANTATIONS-A-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,086

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 43,995

**Land Acres<sup>\*</sup>:** 1.0100

**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:**

PATEL SANJIV

**Primary Owner Address:**

1301 PLANTATION DR  
SOUTHLAKE, TX 76092-3418

**Deed Date:** 3/8/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212061846](#)

| Previous Owners                  | Date      | Instrument     | Deed Volume | Deed Page |
|----------------------------------|-----------|----------------|-------------|-----------|
| WHEATLEY DIANE;WHEATLEY NEIL M   | 4/30/1996 | 00123550001533 | 0012355     | 0001533   |
| MORRISEY KAREN                   | 5/13/1994 | 00115840000567 | 0011584     | 0000567   |
| HEISEN ELIZABETH;HEISEN STEVEN   | 1/15/1990 | 00098240000274 | 0009824     | 0000274   |
| DAVIS & ASSOC REAL ESTATE INC    | 8/2/1989  | 00096910002164 | 0009691     | 0002164   |
| SEELBINDER EDWIN;SEELBINDER LOIS | 5/22/1985 | 00081920002158 | 0008192     | 0002158   |
| HOWELL DAN ETAL                  | 1/1/1985  | 00079790001954 | 0007979     | 0001954   |

## 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 | \$565,629          | \$528,000   | \$1,093,629  | \$1,061,473                  |
| 2024 | \$623,188          | \$528,000   | \$1,151,188  | \$964,975                    |
| 2023 | \$472,000          | \$528,000   | \$1,000,000  | \$877,250                    |
| 2022 | \$607,662          | \$377,500   | \$985,162    | \$797,500                    |
| 2021 | \$273,000          | \$452,000   | \$725,000    | \$725,000                    |
| 2020 | \$273,000          | \$452,000   | \$725,000    | \$725,000                    |

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.