



**Address:** [3550 CARMEL CT](#)  
**City:** SOUTHLAKE  
**Georeference:** 6415-A-7  
**Subdivision:** CARMEL BAY  
**Neighborhood Code:** 3S100K

**Latitude:** 32.9882151993  
**Longitude:** -97.1375476048  
**TAD Map:** 2108-480  
**MAPSCO:** TAR-012K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CARMEL BAY Block A Lot 7

**Jurisdictions:**

- CITY OF SOUTHLAKE (022)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 1989

**Personal Property Account:** N/A

**Agent:** DOMUTAX LLC (13011)

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

**Notice Value:** \$1,498,698

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

**Site Number:** 06040845  
**Site Name:** CARMEL BAY-A-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,730  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 43,777  
**Land Acres<sup>\*</sup>:** 1.0050  
**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:**

COPE MICHAEL E

**Primary Owner Address:**

3550 CARMEL CT  
SOUTHLAKE, TX 76092-3013

**Deed Date:** 10/21/1998  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HANAN MARTIN D;HANAN PEGGY M	1/11/1988	00023040000719	0002304	0000719
HOWELL DAN	1/1/1986	000000000000000	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	\$643,749	\$625,219	\$1,268,968	\$1,268,968
2024	\$873,479	\$625,219	\$1,498,698	\$1,197,900
2023	\$762,559	\$625,219	\$1,387,778	\$1,089,000
2022	\$713,204	\$446,796	\$1,160,000	\$990,000
2021	\$364,438	\$535,562	\$900,000	\$900,000
2020	\$364,438	\$535,562	\$900,000	\$870,239

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.