



**Address:** [740 N PEYTONVILLE AVE](#)  
**City:** SOUTHLAKE  
**Georeference:** 22145-1-4  
**Subdivision:** JOYCE ADDITION  
**Neighborhood Code:** 3S040B

**Latitude:** 32.9502000907  
**Longitude:** -97.1726707967  
**TAD Map:** 2096-464  
**MAPSCO:** TAR-025B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** JOYCE ADDITION Block 1 Lot 4

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2014

**Personal Property Account:** N/A

**Agent:** MERITAX ADVISORS LLC (00604)

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

**Notice Value:** \$2,624,754

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

**Site Number:** 06058612

**Site Name:** JOYCE ADDITION-1-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,303

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 43,211

**Land Acres<sup>\*</sup>:** 0.9920

**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:**

DECAVITTE DEAN

DECAVITTE MICHELLE

**Primary Owner Address:**

PO BOX 92446

SOUTHLAKE, TX 76092-0104

**Deed Date:** 5/3/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213114405](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CATO NITA DIANE	11/15/2005	000000000000000	0000000	0000000
JOYCE GLADYS EST	1/1/1986	00075100001492	0007510	0001492

## 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	\$1,942,072	\$522,600	\$2,464,672	\$1,610,509
2024	\$2,102,154	\$522,600	\$2,624,754	\$1,464,099
2023	\$2,127,400	\$522,600	\$2,650,000	\$1,330,999
2022	\$1,172,680	\$373,000	\$1,545,680	\$1,209,999
2021	\$653,599	\$446,400	\$1,099,999	\$1,099,999
2020	\$653,600	\$446,400	\$1,100,000	\$1,100,000

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.