



Address: [1612 PHEASANT LN](#)
City: SOUTHLAKE
Georeference: 18554-1-7
Subdivision: HILLWOOD ESTATES
Neighborhood Code: 3S040N

Latitude: 32.9674841796
Longitude: -97.1744046148
TAD Map: 2096-472
MAPSCO: TAR-011T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HILLWOOD ESTATES Block 1
Lot 7

Jurisdictions:

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

State Code: A

Year Built: 1991

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06390749

Site Name: HILLWOOD ESTATES-1-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,925

Percent Complete: 100%

Land Sqft^{*}: 43,589

Land Acres^{*}: 1.0006

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:

WILLS TRENT

WILLS KELLY

Primary Owner Address:

1612 PHEASANT LN
SOUTHLAKE, TX 76092

Deed Date: 7/12/2023

Deed Volume:

Deed Page:

Instrument: [D223123400](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAHAN FAMILY LIVING TRUST	6/17/2020	D220144163		
DAHAN DENIESE L;DAHAN MATTHEW WELLS	11/25/2019	D220014623		
DAHAN MATTHEW WELLS	6/15/2012	D212164016	0000000	0000000
DAHAN MATTHEW W	11/4/2010	D210278054	0000000	0000000
WYANT MARY JO;WYANT STEVEN W	9/23/1991	00103950001420	0010395	0001420
THE KATHMIS CORP	5/29/1991	00102730000822	0010273	0000822
CACHAREL COMPANIES # 1 LTD	1/1/1989	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 ⁺
2025	\$608,288	\$525,210	\$1,133,498	\$1,133,498
2024	\$608,288	\$525,210	\$1,133,498	\$1,133,498
2023	\$447,287	\$525,210	\$972,497	\$736,359
2022	\$399,748	\$375,175	\$774,923	\$669,417
2021	\$233,386	\$375,175	\$608,561	\$608,561
2020	\$192,332	\$450,140	\$642,472	\$598,950

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.