



Address: [1609 PHEASANT LN](#)
City: SOUTHLAKE
Georeference: 18554-2-5
Subdivision: HILLWOOD ESTATES
Neighborhood Code: 3S040N

Latitude: 32.9666683405
Longitude: -97.1752220304
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 2
Lot 5

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

Notice Sent Date: 4/15/2025

Notice Value: \$1,134,350

Protest Deadline Date: 5/24/2024

Site Number: 06390811

Site Name: HILLWOOD ESTATES-2-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,880

Percent Complete: 100%

Land Sqft^{*}: 46,169

Land Acres^{*}: 1.0598

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:

SANDERLIN THOMAS
SANDERLIN PATRICI

Primary Owner Address:

1609 PHEASANT LN
SOUTHLAKE, TX 76092-3436

Deed Date: 9/25/1991

Deed Volume: 0010400

Deed Page: 0001787

Instrument: 00104000001787

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	6/18/1991	00102990001074	0010299	0001074
CACHAREL COMPANIES # 1 LTD	1/1/1989	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 ⁺
2025	\$591,380	\$542,970	\$1,134,350	\$871,756
2024	\$591,380	\$542,970	\$1,134,350	\$792,505
2023	\$435,218	\$542,970	\$978,188	\$720,459
2022	\$385,477	\$389,975	\$775,452	\$654,963
2021	\$219,813	\$389,975	\$609,788	\$595,421
2020	\$182,954	\$461,980	\$644,934	\$541,292

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.