



**Address:** [1611 PHEASANT LN](#)  
**City:** SOUTHLAKE  
**Georeference:** 18554-2-6  
**Subdivision:** HILLWOOD ESTATES  
**Neighborhood Code:** 3S040N

**Latitude:** 32.9666682704  
**Longitude:** -97.1746102951  
**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 6

**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:** THE GALLAGHER FIRM PLLC (11961)

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

**Notice Value:** \$1,111,394

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

**Site Number:** 06390838

**Site Name:** HILLWOOD ESTATES-2-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,746

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 46,008

**Land Acres<sup>\*</sup>:** 1.0561

**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:**

VENTIMIGLIA RAYNE L  
VENTIMIGLIA JOSEPH B

**Primary Owner Address:**

1611 PHEASANT LN  
SOUTHLAKE, TX 76092-3436

**Deed Date:** 5/13/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221142331](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VENTIMIGLIA RAYNE L	10/10/2020	ML20200008908		
JOHNSON RAYNE L	10/8/2020	<a href="#">D220299467</a>		
JOHNSON RAYNE L;JOHNSON RODNEY S	10/11/2011	<a href="#">D211251361</a>	0000000	0000000
PARPAN HOLLY;PARPAN KEVIN	1/19/2007	<a href="#">D207031930</a>	0000000	0000000
BEYER GARY K;BEYER SUSAN L	6/27/1995	00120130002094	0012013	0002094
CLARK BRENDA J;CLARK JAMES R	11/29/1991	00104350000423	0010435	0000423
UZZELL WILLIAM J	7/18/1991	00103420000177	0010342	0000177
L D CONATSER CONTRACTORS INC	2/4/1991	00101670000353	0010167	0000353
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 <sup>+</sup>
2025	\$569,534	\$541,860	\$1,111,394	\$885,905
2024	\$569,534	\$541,860	\$1,111,394	\$805,368
2023	\$419,142	\$541,860	\$961,002	\$732,153
2022	\$373,560	\$389,050	\$762,610	\$665,594
2021	\$216,035	\$389,050	\$605,085	\$605,085
2020	\$153,160	\$461,240	\$614,400	\$570,926

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.