



Address: [1613 PHEASANT LN](#)
City: SOUTHLAKE
Georeference: 18554-3-1
Subdivision: HILLWOOD ESTATES
Neighborhood Code: 3S040N

Latitude: 32.9666469519
Longitude: -97.1738170383
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 3
Lot 1

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: \$1,227,950

Protest Deadline Date: 5/24/2024

Site Number: 06390846

Site Name: HILLWOOD ESTATES-3-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,308

Percent Complete: 100%

Land Sqft^{*}: 46,019

Land Acres^{*}: 1.0564

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:

BOROS STEPHEN
BOROS MARY

Primary Owner Address:

1613 PHEASANT LN
SOUTHLAKE, TX 76092

Deed Date: 4/30/2021

Deed Volume:

Deed Page:

Instrument: [D221121898](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KLEESPIES B;KLEESPIES HENRY S III	2/25/1998	00131070000471	0013107	0000471
SMALIGO NORMAN W;SMALIGO RANDA	6/14/1991	00102940000451	0010294	0000451
FIRST TEXAS HOMES INC	2/4/1991	00101720001480	0010172	0001480
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	\$686,000	\$541,950	\$1,227,950	\$1,119,699
2024	\$686,000	\$541,950	\$1,227,950	\$1,017,908
2023	\$458,050	\$541,950	\$1,000,000	\$925,371
2022	\$452,121	\$389,125	\$841,246	\$841,246
2021	\$242,997	\$389,125	\$632,122	\$629,258
2020	\$173,699	\$461,300	\$634,999	\$572,053

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.