



Address: [1202 SABINE CT](#)
City: SOUTHLAKE
Georeference: 39557C-1-11
Subdivision: SOUTH RIDGE LAKES ADDITION
Neighborhood Code: 3S040C

Latitude: 32.9428431927
Longitude: -97.1689848485
TAD Map: 2096-464
MAPSCO: TAR-025G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH RIDGE LAKES
ADDITION Block 1 Lot 11 & PT CE

Jurisdictions:

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

State Code: A

Year Built: 1990

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$970,000

Protest Deadline Date: 5/24/2024

Site Number: 06396917

Site Name: SOUTH RIDGE LAKES ADDITION-1-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,548

Percent Complete: 100%

Land Sqft^{*}: 24,359

Land Acres^{*}: 0.5592

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:

REED BRETT
REED MERCEDES

Primary Owner Address:

1202 SABINE CT
SOUTHLAKE, TX 76092-6017

Deed Date: 4/8/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213093315](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DICKSON DANIEL	4/16/2010	D210090962	0000000	0000000
PARKER EUGENIA;PARKER ROBERT B	1/28/2005	D205080350	0000000	0000000
CITIFINANCIAL MORTGAGE COMPANY	10/5/2004	D204316913	0000000	0000000
FRITZ LARRY H;FRITZ MAUREEN M	8/27/2001	00151060000353	0015106	0000353
FORD CHRISTOPHER L;FORD MARY	5/18/1999	00138220000458	0013822	0000458
MACMORRAN KENNETH;MACMORRAN SHARON	6/12/1990	00099530001000	0009953	0001000
KENNY ANDERSON CONSTRUCTION	12/20/1989	00098040001228	0009804	0001228
SOUTHWIND PARTNERS LP	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	\$529,240	\$392,760	\$922,000	\$862,488
2024	\$577,240	\$392,760	\$970,000	\$784,080
2023	\$688,795	\$392,760	\$1,081,555	\$712,800
2022	\$383,200	\$264,800	\$648,000	\$648,000
2021	\$383,200	\$264,800	\$648,000	\$648,000
2020	\$408,247	\$248,253	\$656,500	\$656,500

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.