



**Address:** [1316 PECOS DR](#)  
**City:** SOUTHLAKE  
**Georeference:** 39557C-3-24  
**Subdivision:** SOUTH RIDGE LAKES ADDITION  
**Neighborhood Code:** 3S040C

**Latitude:** 32.9435529869  
**Longitude:** -97.1745679518  
**TAD Map:** 2096-464  
**MAPSCO:** TAR-025F



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 3 Lot 24 & 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:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$775,714

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

**Site Number:** 06397220

**Site Name:** SOUTH RIDGE LAKES ADDITION-3-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,822

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,103

**Land Acres<sup>\*</sup>:** 0.4615

**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:**

COFFEY CAROLE

**Primary Owner Address:**

1316 PECOS DR  
SOUTHLAKE, TX 76092-5944

**Deed Date:** 8/17/2009

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D209227062](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICHARDSON GARY;RICHARDSON PATRICIA	7/13/1995	00120360000578	0012036	0000578
COLLINGSWORTH ELVA;COLLINGSWORTH TERRY	3/13/1990	00098720000335	0009872	0000335
SMITH & EVANS CUSTOM HOMES INC	12/18/1989	00097970000867	0009797	0000867
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 <sup>+</sup>
2025	\$464,202	\$311,512	\$775,714	\$721,779
2024	\$464,202	\$311,512	\$775,714	\$656,163
2023	\$562,204	\$311,512	\$873,716	\$596,512
2022	\$334,609	\$207,675	\$542,284	\$542,284
2021	\$334,609	\$207,675	\$542,284	\$542,284
2020	\$334,609	\$207,675	\$542,284	\$542,284

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.