



Address: [1009 CHIMNEY HILL TR](#)
City: SOUTHLAKE
Georeference: 7254-3-5
Subdivision: CHIMNEY HILL ADDITION-STHLAKE
Neighborhood Code: 3S030E

Latitude: 32.9278402883
Longitude: -97.172739995
TAD Map: 2096-456
MAPSCO: TAR-025P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHIMNEY HILL ADDITION-STHLAKE Block 3 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: 1990

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06434266

Site Name: CHIMNEY HILL ADDITION-STHLAKE-3-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,944

Percent Complete: 100%

Land Sqft^{*}: 20,400

Land Acres^{*}: 0.4683

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:

SIMS JACOB J

SIMS KATHERINE H

Primary Owner Address:

1009 CHIMNEY HILL TRL
SOUTHLAKE, TX 76092

Deed Date: 7/12/2018

Deed Volume:

Deed Page:

Instrument: [D218154376](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON MARK R;JOHNSON TERESA D	12/8/1997	00130110000007	0013011	0000007
PETRICK MARILYN;PETRICK RONALD E	1/25/1991	00101580001602	0010158	0001602
HARRELL BOBBY;HARRELL CONNIE B	9/11/1990	00100520001205	0010052	0001205
WARREN CLARK DEVELOPMENT INC	1/1/1990	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	\$568,775	\$351,225	\$920,000	\$920,000
2024	\$568,775	\$351,225	\$920,000	\$920,000
2023	\$548,775	\$351,225	\$900,000	\$858,854
2022	\$655,399	\$234,150	\$889,549	\$780,776
2021	\$452,919	\$234,150	\$687,069	\$687,069
2020	\$433,568	\$210,735	\$644,303	\$644,303

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.