



Address: [301 PREAKNESS CIR](#)
City: SOUTHLAKE
Georeference: 7087H-4-3
Subdivision: CHAPEL DOWNS ADDITION
Neighborhood Code: 3S060D

Latitude: 32.9515934926
Longitude: -97.1464039052
TAD Map: 2108-464
MAPSCO: TAR-026A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHAPEL DOWNS ADDITION
Block 4 Lot 3

Jurisdictions:

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

State Code: A

Year Built: 1992

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$924,000

Protest Deadline Date: 5/24/2024

Site Number: 06435815

Site Name: CHAPEL DOWNS ADDITION-4-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,171

Percent Complete: 100%

Land Sqft^{*}: 26,493

Land Acres^{*}: 0.6081

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:

KHANAL ANANAGA
PATHAK SUNITA

Primary Owner Address:

301 PREAKNESS CIR
SOUTHLAKE, TX 76092

Deed Date: 12/3/2021

Deed Volume:

Deed Page:

Instrument: [D221354407](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIVAKUMAR DEEPIKA;SIVAKUMAR GANESH	12/3/2012	D212297704	0000000	0000000
CONRAD PROPERTIES LLC	8/21/2012	D212212385	0000000	0000000
LEE RALPH V	12/21/1999	00143510000075	0014351	0000075
SEXTON ANITA M;SEXTON TIMOTHY	1/15/1998	00130460000313	0013046	0000313
MAYER GENE S;MAYER LEIGH A	4/30/1993	00110430001969	0011043	0001969
STONE MILL CONTR INC	10/26/1992	00108350002207	0010835	0002207
CHAPEL DOWNS JV	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	\$507,540	\$407,460	\$915,000	\$915,000
2024	\$516,540	\$407,460	\$924,000	\$904,246
2023	\$432,540	\$407,460	\$840,000	\$822,042
2022	\$470,261	\$277,050	\$747,311	\$747,311
2021	\$460,000	\$110,000	\$570,000	\$570,000
2020	\$413,554	\$110,000	\$523,554	\$523,554

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.