



Address: [304 CHESTNUT COVE CIR](#)
City: SOUTHLAKE
Georeference: 7087H-4-13
Subdivision: CHAPEL DOWNS ADDITION
Neighborhood Code: 3S060D

Latitude: 32.9499785394
Longitude: -97.1463828716
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 13

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

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$953,511

Protest Deadline Date: 5/24/2024

Site Number: 06435920

Site Name: CHAPEL DOWNS ADDITION-4-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,479

Percent Complete: 100%

Land Sqft^{*}: 20,262

Land Acres^{*}: 0.4651

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:

KERIOTIS JIM B
KERIOTIS DIANE M

Primary Owner Address:

304 CHESTNUT COVE CIR
SOUTHLAKE, TX 76092-5104

Deed Date: 8/12/1995

Deed Volume: 0012074

Deed Page: 0001512

Instrument: 00120740001512

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|-----------|----------------|-------------|-----------|
| OREGAN TERENCE D ETAL | 8/8/1995 | 00120740001507 | 0012074 | 0001507 |
| O'REGAN LORI H;O'REGAN TERENCE | 5/15/1992 | 00106400000478 | 0010640 | 0000478 |
| STONE MILL CONTRACTORS INC | 1/23/1992 | 00105210002137 | 0010521 | 0002137 |
| 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 | \$604,611 | \$348,900 | \$953,511 | \$827,217 |
| 2024 | \$604,611 | \$348,900 | \$953,511 | \$752,015 |
| 2023 | \$451,100 | \$348,900 | \$800,000 | \$683,650 |
| 2022 | \$509,496 | \$232,600 | \$742,096 | \$621,500 |
| 2021 | \$455,000 | \$110,000 | \$565,000 | \$565,000 |
| 2020 | \$455,000 | \$110,000 | \$565,000 | \$565,000 |

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.