



**Address:** [102 SAN JACINTO CT](#)  
**City:** SOUTHLAKE  
**Georeference:** 39557C-3-22  
**Subdivision:** SOUTH RIDGE LAKES ADDITION  
**Neighborhood Code:** 3S040C

**Latitude:** 32.9432633246  
**Longitude:** -97.1740192169  
**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 22 & 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:** \$1,071,240

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

**Site Number:** 06444253

**Site Name:** SOUTH RIDGE LAKES ADDITION-3-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,288

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 21,417

**Land Acres<sup>\*</sup>:** 0.4916

**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:**

PERALES DANIEL ADAM  
PERALES MELISSA

**Primary Owner Address:**

102 SAN JACINTO CT  
SOUTHLAKE, TX 76092

**Deed Date:** 4/15/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221105132](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAKER DOUGLAS WAYNE;ZIEGLER LYNN MAREE	7/6/2018	<a href="#">D218150633</a>		
C & C RESIDENTIAL PROPERTIES INC	3/16/2018	<a href="#">D218071703</a>		
BEHRINGER NANCY J;BEHRINGER ROCKLIN	2/14/1995	00118860001102	0011886	0001102
CRONIN MAUREEN;CRONIN MICHAEL	1/3/1992	00104940002155	0010494	0002155
KRESLER ROBERT C	9/21/1990	00100570001824	0010057	0001824
ARVIDA/JMB PARTNERS	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 <sup>+</sup>
2025	\$702,465	\$368,775	\$1,071,240	\$1,071,240
2024	\$702,465	\$368,775	\$1,071,240	\$1,006,336
2023	\$705,768	\$368,775	\$1,074,543	\$914,851
2022	\$585,833	\$245,850	\$831,683	\$831,683
2021	\$411,208	\$245,850	\$657,058	\$657,058
2020	\$386,708	\$221,265	\$607,973	\$607,973

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.