



**Address:** [1013 BRAZOS DR](#)  
**City:** SOUTHLAKE  
**Georeference:** 39557C-2-24  
**Subdivision:** SOUTH RIDGE LAKES ADDITION  
**Neighborhood Code:** 3S040C

**Latitude:** 32.9473851348  
**Longitude:** -97.1642093063  
**TAD Map:** 2102-464  
**MAPSCO:** TAR-025G



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 2 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:** 1991

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$1,060,186

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

**Site Number:** 06444997

**Site Name:** SOUTH RIDGE LAKES ADDITION-2-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,996

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,086

**Land Acres<sup>\*</sup>:** 0.4611

**Pool:** N

<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:**

SABATHIER C D  
SABATHIER BEVERLY

**Primary Owner Address:**

1013 BRAZOS DR  
SOUTHLAKE, TX 76092-6027

**Deed Date:** 7/20/1995

**Deed Volume:** 0012037

**Deed Page:** 0000905

**Instrument:** 00120370000905

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FENSTERMACHER CH;FENSTERMACHER STEPHEN	3/2/1992	00105620001366	0010562	0001366
PRUDENTIAL RESIDENTAIL SERV	1/24/1992	00105620001362	0010562	0001362
ERWIN AMY J;ERWIN SEAN T	6/18/1991	00102970002005	0010297	0002005
WATERFORD PROPERTIES INC	12/13/1990	00101270000482	0010127	0000482
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	\$714,361	\$345,825	\$1,060,186	\$1,006,408
2024	\$714,361	\$345,825	\$1,060,186	\$914,916
2023	\$587,814	\$345,825	\$933,639	\$831,742
2022	\$606,644	\$230,550	\$837,194	\$756,129
2021	\$456,840	\$230,550	\$687,390	\$687,390
2020	\$425,426	\$207,495	\$632,921	\$632,921

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.