

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 06457797

Address: 1600 FOREST VISTA CT

City: SOUTHLAKE

Georeference: 6885-1-4R6

Subdivision: CEDAR OAKS ESTATES ADDITION

Neighborhood Code: 3S040B

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

## PROPERTY DATA

Legal Description: CEDAR OAKS ESTATES

ADDITION Block 1 Lot 4R6

Jurisdictions:

CITY OF SOUTHLAKE (022) **TARRANT COUNTY (220)** 

TARRANT COUNTY HOSPITAL (224) **TARRANT COUNTY COLLEGE (225)** 

CARROLL ISD (919)

State Code: A

Year Built: 1993 Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06457797

Site Name: CEDAR OAKS ESTATES ADDITION-1-4R6

Latitude: 32.9620368436

**TAD Map:** 2096-468 MAPSCO: TAR-011X

Longitude: -97.1748233737

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,520 Percent Complete: 100%

**Land Sqft\***: 43,560

Land Acres\*: 1.0000

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

**BRYANT MATTHEW BRYANT LISA** 

**Primary Owner Address:** 1600 FOREST VISTA CT

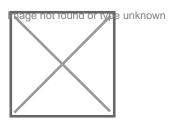
SOUTHLAKE, TX 76092-4100

Deed Date: 6/15/2006 Deed Volume: 0000000 **Deed Page: 0000000** Instrument: D206188690

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TICE CRAIG W;TICE LORI	4/7/1993	00110110001352	0011011	0001352
TURNS RAYMOND D JR	1/1/1990	0000000000000	0000000	0000000

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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	\$325,000	\$525,000	\$850,000	\$850,000
2024	\$475,000	\$525,000	\$1,000,000	\$1,000,000
2023	\$675,000	\$525,000	\$1,200,000	\$1,000,294
2022	\$593,749	\$375,000	\$968,749	\$909,358
2021	\$286,000	\$450,000	\$736,000	\$726,340
2020	\$286,000	\$450,000	\$736,000	\$660,309

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

There are no exemptions for this property

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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.