



Address: [1600 FOREST VISTA CT](#)
City: SOUTHLAKE
Georeference: 6885-1-4R6
Subdivision: CEDAR OAKS ESTATES ADDITION
Neighborhood Code: 3S040B

Latitude: 32.9620368436
Longitude: -97.1748233737
TAD Map: 2096-468
MAPSCO: TAR-011X



Google Map or type unknown

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

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
URNS RAYMOND D JR	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	\$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.

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

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.