



Address: [245 W CHAPEL DOWNS DR](#)
City: SOUTHLAKE
Georeference: 30587H-1-7
Subdivision: OAK HILL ESTATES (SOUTHLAKE)
Neighborhood Code: 3S060E

Latitude: 32.9497007639
Longitude: -97.1535213589
TAD Map: 2102-464
MAPSCO: TAR-025D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OAK HILL ESTATES
(SOUTHLAKE) Block 1 Lot 7

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: \$945,290

Protest Deadline Date: 5/24/2024

Site Number: 06474209

Site Name: OAK HILL ESTATES (SOUTHLAKE)-1-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,506

Percent Complete: 100%

Land Sqft^{*}: 20,124

Land Acres^{*}: 0.4619

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:

COMUNALE LAWRENCE J
COMUNALE LORI L

Primary Owner Address:

245 W CHAPLE DOWNS DR
SOUTHLAKE, TX 76092

Deed Date: 6/20/2016

Deed Volume:

Deed Page:

Instrument: [D216133907](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAVAGE CHRISTINE G	1/19/2015	D215087957		
SAVAGE CHRISTINE;SAVAGE STEVEN EST	8/1/2000	00144640000257	0014464	0000257
OTTERSEN ELEA;OTTERSEN HAROLD III	3/3/1992	00105620000552	0010562	0000552
PERRY HOMES JV	8/19/1991	00104040001308	0010404	0001308
OAK HILL DEVELOPMENT CORP	1/1/1991	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	\$598,790	\$346,500	\$945,290	\$730,853
2024	\$598,790	\$346,500	\$945,290	\$664,412
2023	\$618,460	\$346,500	\$964,960	\$604,011
2022	\$507,532	\$231,000	\$738,532	\$549,101
2021	\$399,183	\$100,000	\$499,183	\$499,183
2020	\$426,392	\$100,000	\$526,392	\$526,392

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.