



**Address:** [580 BRIARRIDGE RD](#)  
**City:** SOUTHLAKE  
**Georeference:** 30587H-4-7  
**Subdivision:** OAK HILL ESTATES (SOUTHLAKE)  
**Neighborhood Code:** 3S060E

**Latitude:** 32.9473584976  
**Longitude:** -97.1537016947  
**TAD Map:** 2102-464  
**MAPSCO:** TAR-025H



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 4 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:** 1993

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$1,194,851

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

**Site Number:** 06474829

**Site Name:** OAK HILL ESTATES (SOUTHLAKE)-4-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,403

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,010

**Land Acres<sup>\*</sup>:** 0.4593

**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:**

RAMIREZ ILEANA MENDOZA  
LUTKENHAUS JEFFREY

**Primary Owner Address:**

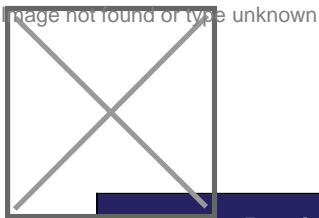
580 BRIARRIDGE RD  
SOUTHLAKE, TX 76092

**Deed Date:** 10/31/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217255352](#)



| Previous Owners               | Date       | Instrument                 | Deed Volume | Deed Page |
|-------------------------------|------------|----------------------------|-------------|-----------|
| ELITE DEVELOPERS INC          | 2/8/2017   | <a href="#">D217031278</a> |             |           |
| MK3 GROUP LLC                 | 2/8/2017   | <a href="#">D217031275</a> |             |           |
| VEAZEY PERKINS                | 3/10/2002  | 00000000000000             | 0000000     | 0000000   |
| VEAZEY FRANCES;VEAZEY PERKINS | 8/23/1993  | 00112190001637             | 0011219     | 0001637   |
| PERRY HOMES                   | 12/30/1992 | 00109030001776             | 0010903     | 0001776   |
| 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$850,301          | \$344,550   | \$1,194,851  | \$927,874                    |
| 2024 | \$850,301          | \$344,550   | \$1,194,851  | \$843,522                    |
| 2023 | \$879,882          | \$344,550   | \$1,224,432  | \$766,838                    |
| 2022 | \$705,511          | \$229,700   | \$935,211    | \$697,125                    |
| 2021 | \$533,750          | \$100,000   | \$633,750    | \$633,750                    |
| 2020 | \$596,076          | \$100,000   | \$696,076    | \$696,076                    |

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.