



Address: [525 SOUTH BEND TR](#)
City: SOUTHLAKE
Georeference: 39687-1-2
Subdivision: SOUTHVIEW ADDITION
Neighborhood Code: 3S060B

Latitude: 32.9468962048
Longitude: -97.13528942
TAD Map: 2108-464
MAPSCO: TAR-026F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTHVIEW ADDITION Block 1
Lot 2

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: \$808,831

Protest Deadline Date: 5/24/2024

Site Number: 06504353

Site Name: SOUTHVIEW ADDITION-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,444

Percent Complete: 100%

Land Sqft^{*}: 20,000

Land Acres^{*}: 0.4591

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:

CUMNOCK THOMAS M
CUMNOCK PAMELA

Primary Owner Address:

525 SOUTHBEND TR
SOUTHLAKE, TX 76092-6303

Deed Date: 8/11/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208318912](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CUMNOCK PAMELA;CUMNOCK THOMAS M	8/29/2001	00151140000265	0015114	0000265
SOULIER MARY C;SOULIER PAUL D	6/4/1993	00111000000093	0011100	0000093
SOUTHVIEW JV	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	\$464,506	\$344,325	\$808,831	\$805,630
2024	\$464,506	\$344,325	\$808,831	\$732,391
2023	\$535,044	\$344,325	\$879,369	\$665,810
2022	\$404,175	\$229,550	\$633,725	\$605,282
2021	\$320,706	\$229,550	\$550,256	\$550,256
2020	\$295,799	\$206,595	\$502,394	\$502,394

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.