



**Address:** [955 SOUTH BEND TR](#)  
**City:** SOUTHLAKE  
**Georeference:** 39687-4-10  
**Subdivision:** SOUTHVIEW ADDITION  
**Neighborhood Code:** 3S060B

**Latitude:** 32.9468142815  
**Longitude:** -97.1363694625  
**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 4  
Lot 10

**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:** 06504833

**Site Name:** SOUTHVIEW ADDITION-4-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,247

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,044

**Land Acres<sup>\*</sup>:** 0.4601

**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:**

RATNASABAPATHY LLC - SERIES 200

**Primary Owner Address:**

1425 BENT CREEK DR  
SOUTHLAKE, TX 76092

**Deed Date:** 7/5/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222185047](#)

| Previous Owners                                       | Date      | Instrument                 | Deed Volume | Deed Page |
|---|-----------|----------------------------|-------------|-----------|
| RATNASABAPATHY KRISHNA V;RATNASABAPATHY PRADEEPAN EST | 4/15/2016 | <a href="#">D216080252</a> |             |           |
| SPAETH STEPHEN R                                      | 6/18/2010 | <a href="#">D210149381</a> | 0000000     | 0000000   |
| JOYCE ALAN JENNINGS;JOYCE GENICE                      | 9/7/2006  | <a href="#">D206281227</a> | 0000000     | 0000000   |
| CHANG CHYONG-HAW;CHANG YUAN-SHEN                      | 5/19/1995 | 00119720000528             | 0011972     | 0000528   |
| MORELAND STEPHEN T                                    | 3/31/1993 | 00110040001434             | 0011004     | 0001434   |
| JEFF MERCER INC                                       | 9/24/1992 | 00107990002326             | 0010799     | 0002326   |
| 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$559,925          | \$345,075   | \$905,000    | \$905,000                    |
| 2024 | \$581,925          | \$345,075   | \$927,000    | \$927,000                    |
| 2023 | \$544,925          | \$345,075   | \$890,000    | \$890,000                    |
| 2022 | \$479,950          | \$230,050   | \$710,000    | \$710,000                    |
| 2021 | \$409,111          | \$230,050   | \$639,161    | \$639,161                    |
| 2020 | \$377,059          | \$207,045   | \$584,104    | \$584,104                    |

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.