



Address: [907 CHIMNEY HILL TR](#)
City: SOUTHLAKE
Georeference: 7254-6-5
Subdivision: CHIMNEY HILL ADDITION-STHLAKE
Neighborhood Code: 3S030E

Latitude: 32.9309717225
Longitude: -97.172690808
TAD Map: 2096-460
MAPSCO: TAR-025P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHIMNEY HILL ADDITION-STHLAKE Block 6 Lot 5

Jurisdictions:

CITY OF SOUTHLAKE (022)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CARROLL ISD (919)

State Code: A

Year Built: 1992

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (00024)

Notice Sent Date: 4/15/2025

Notice Value: \$917,644

Protest Deadline Date: 5/24/2024

Site Number: 06506631

Site Name: CHIMNEY HILL ADDITION-STHLAKE-6-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,459

Percent Complete: 100%

Land Sqft^{*}: 19,773

Land Acres^{*}: 0.4539

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

PATRICK AND MIKA RYAN REVOCABLE TRUST

Primary Owner Address:

907 CHIMNEY HILL TRL
SOUTHLAKE, TX 76092

Deed Date: 8/9/2024

Deed Volume:

Deed Page:

Instrument: [D224141418](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RYAN MIKA;RYAN PATRICK	6/22/2017	D217144277		
KISH ERNEST J III;KISH LINDA	10/8/1996	00125410001006	0012541	0001006
NICOL JAMES T;NICOL SHIRLEY	8/27/1993	00112410001093	0011241	0001093
HARRELL CUSTOM HOMES INC	6/11/1992	00106830001830	0010683	0001830
WARREN CLARK DEVELOPMENT INC	11/7/1991	00104460000590	0010446	0000590
WARREN CLARK & ASSOCIATES INC	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	\$438,157	\$340,425	\$778,582	\$778,582
2024	\$577,219	\$340,425	\$917,644	\$882,001
2023	\$592,335	\$340,425	\$932,760	\$801,819
2022	\$595,381	\$226,950	\$822,331	\$728,926
2021	\$435,710	\$226,950	\$662,660	\$662,660
2020	\$416,475	\$204,255	\$620,730	\$620,730

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.