



**Address:** [1304 CONCORD AVE](#)  
**City:** SOUTHLAKE  
**Georeference:** 26494C-1-8  
**Subdivision:** MONTICELLO ADDITION-SOUTHLAKE  
**Neighborhood Code:** 3S030G

**Latitude:** 32.9245963106  
**Longitude:** -97.1584736403  
**TAD Map:** 2102-456  
**MAPSCO:** TAR-025R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MONTICELLO ADDITION-SOUTHLAKE Block 1 Lot 8

**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:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$1,113,160

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

**Site Number:** 06514340

**Site Name:** MONTICELLO ADDITION-SOUTHLAKE-1-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,435

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,400

**Land Acres<sup>\*</sup>:** 0.4683

**Pool:** Y

<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:**

RHODES AARON D  
RHODES MARCI L

**Primary Owner Address:**

228 SAN MARIN DR  
NOVATO, CA 94945

**Deed Date:** 8/21/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218189002](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PIKE JENNIFER;PIKE JONATHAN R	6/27/2003	00168690000127	0016869	0000127
SNYDER KEVIN N;SNYDER ROBIN A	5/6/1996	00123660001743	0012366	0001743
LAVALLEY ELIZABETH;LAVALLEY JEROME	7/22/1993	00111780000626	0011178	0000626
D & D HOMES INC	8/24/1992	00107570000509	0010757	0000509
HILLS OF MONTICELLO 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 <sup>+</sup>
2025	\$761,935	\$351,225	\$1,113,160	\$937,955
2024	\$761,935	\$351,225	\$1,113,160	\$852,686
2023	\$741,813	\$351,225	\$1,093,038	\$775,169
2022	\$470,549	\$234,150	\$704,699	\$704,699
2021	\$470,549	\$234,150	\$704,699	\$704,699
2020	\$437,486	\$210,735	\$648,221	\$648,221

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.