07-11-2025

# **Tarrant Appraisal District** Property Information | PDF Account Number: 06514359

### Address: 1306 CONCORD AVE

**City: SOUTHLAKE** Georeference: 26494C-1-9 Subdivision: MONTICELLO ADDITION-SOUTHLAKE Neighborhood Code: 3S030G

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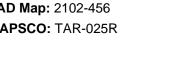
LOCATION

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

# **PROPERTY DATA**

Legal Description: MONTICELLO ADDITION-SOUTHLAKE Block 1 Lot 9 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: OCONNOR & ASSOCIATES (00436) Notice Sent Date: 4/15/2025 Notice Value: \$1,220,120 Protest Deadline Date: 5/24/2024

Latitude: 32.9243574228 Longitude: -97.1586778827 TAD Map: 2102-456 MAPSCO: TAR-025R





Site Number: 06514359 Site Name: MONTICELLO ADDITION-SOUTHLAKE-1-9 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 5,174 Percent Complete: 100% Land Sqft<sup>\*</sup>: 20,003 Land Acres<sup>\*</sup>: 0.4592 Pool: Y

#### +++ Rounded.

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

## **OWNER INFORMATION**

**Current Owner:** CROSS DONNY **CROSS ANGELA R** 

**Primary Owner Address:** 1306 CONCORD AVE SOUTHLAKE, TX 76092-9365 Deed Date: 1/6/2005 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D205015580

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KLINGLER ELIZABE;KLINGLER TIMOTHY	7/13/2001	00150180000230	0015018	0000230
DAVIDSON BEVERLY; DAVIDSON THOMAS	9/4/1992	00107820001508	0010782	0001508
CARY HY CUSTOM HOMES	11/15/1991	00104470001782	0010447	0001782
HILLS OF MONTICELLO INC	1/1/1991	000000000000000000000000000000000000000	000000	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	\$814,714	\$344,400	\$1,159,114	\$1,061,473
2024	\$875,720	\$344,400	\$1,220,120	\$964,975
2023	\$823,600	\$344,400	\$1,168,000	\$877,250
2022	\$840,815	\$229,600	\$1,070,415	\$797,500
2021	\$495,400	\$229,600	\$725,000	\$725,000
2020	\$484,018	\$206,640	\$690,658	\$690,658

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.