



**Address:** [1306 CONCORD AVE](#)  
**City:** SOUTHLAKE  
**Georeference:** 26494C-1-9  
**Subdivision:** MONTICELLO ADDITION-SOUTHLAKE  
**Neighborhood Code:** 3S030G

**Latitude:** 32.9243574228  
**Longitude:** -97.1586778827  
**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 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

**Site Number:** 06514359

**Site Name:** MONTICELLO ADDITION-SOUTHLAKE-1-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,174

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,003

**Land Acres<sup>\*</sup>:** 0.4592

**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:**

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   | 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 | \$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.