



Address: [1308 CONCORD AVE](#)
City: SOUTHLAKE
Georeference: 26494C-1-10
Subdivision: MONTICELLO ADDITION-SOUTHLAKE
Neighborhood Code: 3S030G

Latitude: 32.9240667547
Longitude: -97.1588952211
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 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

Notice Sent Date: 4/15/2025

Notice Value: \$1,307,944

Protest Deadline Date: 5/24/2024

Site Number: 06514367

Site Name: MONTICELLO ADDITION-SOUTHLAKE-1-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,406

Percent Complete: 100%

Land Sqft^{*}: 20,104

Land Acres^{*}: 0.4615

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:

BRYAN AND CARA O'LEARY REVOCABLE TRUST

Primary Owner Address:

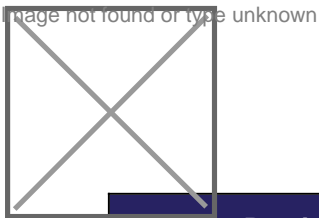
1308 CONCORD AVE
SOUTHLAKE, TX 76092

Deed Date: 1/5/2023

Deed Volume:

Deed Page:

Instrument: [D223002308](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
O'LEARY BRYAN E;O'LEARY CARA	11/24/2020	D222124004		
OLEARY BRYAN;OLEARY CARA	3/18/2016	D216058966		
BENSON LYNDA L;BENSON PAUL A	5/16/2002	00157080000179	0015708	0000179
BENSON LYNDA L;BENSON PAUL A	5/18/1993	00110730002192	0011073	0002192
CARY HY CUSTOM HOMES	12/16/1991	00104790000853	0010479	0000853
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 ⁺
2025	\$961,819	\$346,125	\$1,307,944	\$1,023,367
2024	\$961,819	\$346,125	\$1,307,944	\$930,334
2023	\$813,975	\$346,125	\$1,160,100	\$845,758
2022	\$839,576	\$230,750	\$1,070,326	\$768,871
2021	\$468,224	\$230,750	\$698,974	\$698,974
2020	\$434,194	\$207,675	\$641,869	\$641,869

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.