



**Address:** [1304 LEXINGTON SQ](#)  
**City:** SOUTHLAKE  
**Georeference:** 26494C-4-8  
**Subdivision:** MONTICELLO ADDITION-SOUTHLAKE  
**Neighborhood Code:** 3S030G

**Latitude:** 32.9248128241  
**Longitude:** -97.1602643301  
**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 4 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:** 1992

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$1,097,000

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

**Site Number:** 06514839

**Site Name:** MONTICELLO ADDITION-SOUTHLAKE-4-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,194

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 23,003

**Land Acres<sup>\*</sup>:** 0.5280

**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:**

ARTHACHINDA RACHEL H  
ARTHACHINDA NICK

**Primary Owner Address:**

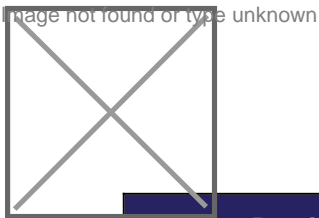
1304 LEXINGTON SQ  
SOUTHLAKE, TX 76092-9321

**Deed Date:** 4/17/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217088870](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIELDS MICHAEL W	3/29/1993	00110000000669	0011000	0000669
PHIL CHAFFINS CUST HOMES INC	2/13/1992	00105500001412	0010550	0001412
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	\$677,570	\$383,430	\$1,061,000	\$935,785
2024	\$713,570	\$383,430	\$1,097,000	\$850,714
2023	\$635,570	\$383,430	\$1,019,000	\$773,376
2022	\$739,975	\$257,025	\$997,000	\$703,069
2021	\$382,129	\$257,025	\$639,154	\$639,154
2020	\$401,509	\$237,645	\$639,154	\$639,154

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.