



**Address:** [1365 BENT CREEK DR](#)  
**City:** SOUTHLAKE  
**Georeference:** 42163C-5-11  
**Subdivision:** TIMARRON ADDN - BENT CREEK  
**Neighborhood Code:** 3S020C

**Latitude:** 32.9232687962  
**Longitude:** -97.1532443871  
**TAD Map:** 2102-456  
**MAPSCO:** TAR-025V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TIMARRON ADDN - BENT CREEK Block 5 Lot 11 & PT CE

**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:** \$1,484,474

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

**Site Number:** 06551327

**Site Name:** TIMARRON ADDN - BENT CREEK-5-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,820

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 18,000

**Land Acres<sup>\*</sup>:** 0.4132

**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:**

HITCHCOCK KYLE E  
HITCHCOCK NATASHA D

**Primary Owner Address:**

1365 BENT CREEK DR  
SOUTHLAKE, TX 76092

**Deed Date:** 11/6/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220295711](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLAHERTY LIVING TRUST	10/1/2019	<a href="#">D220038822</a>		
FLAHERTY KENNETH;FLAHERTY KIMBERL	12/12/2012	<a href="#">D212315128</a>	0000000	0000000
CUMBEY SANDRA JOY	8/20/2007	<a href="#">D207294730</a>	0000000	0000000
CUMBEY JOSEPH S;CUMBEY SANDRA J	6/6/2000	00143830000086	0014383	0000086
KEISER J BARRIE;KEISER NELLA L	7/31/1996	00124620001559	0012462	0001559
HARTMAN ELIZABET;HARTMAN MICHAEL	12/16/1993	00113780000795	0011378	0000795
KENNETH PRESSLEY INC	3/22/1993	00109920002230	0010992	0002230
BEAR CREEK COMMUNITIES INC	1/1/1992	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	\$1,184,474	\$300,000	\$1,484,474	\$1,361,769
2024	\$1,184,474	\$300,000	\$1,484,474	\$1,237,972
2023	\$1,137,328	\$300,000	\$1,437,328	\$1,125,429
2022	\$942,788	\$200,000	\$1,142,788	\$1,023,117
2021	\$730,106	\$200,000	\$930,106	\$930,106
2020	\$630,000	\$200,000	\$830,000	\$830,000

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.