



**Address:** [1455 BENT CREEK DR](#)  
**City:** SOUTHLAKE  
**Georeference:** 42163C-5-34  
**Subdivision:** TIMARRON ADDN - BENT CREEK  
**Neighborhood Code:** 3S020C

**Latitude:** 32.9212725354  
**Longitude:** -97.1528224583  
**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 34 & 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:** \$1,621,842

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

**Site Number:** 06551394

**Site Name:** TIMARRON ADDN - BENT CREEK-5-34

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,015

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,742

**Land Acres<sup>\*</sup>:** 0.4761

**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:**

RAY BRYAN CHAD  
RAY TAMARA LYNN

**Primary Owner Address:**

1455 BENT CREEK DR  
SOUTHLAKE, TX 76092

**Deed Date:** 3/1/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221082169-CWD](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KROHN BRIAN;KROHN KATHERINE	12/10/2013	<a href="#">D213311373</a>	0000000	0000000
ROTH BRENDA;ROTH JOHN P	7/11/2011	<a href="#">D211170566</a>	0000000	0000000
PAYETTE WENDY	3/10/2006	<a href="#">D206081231</a>	0000000	0000000
PAYETTE SHANE	7/24/2003	<a href="#">D203273604</a>	0016992	0000024
SCHRANZ GEORGE JR;SCHRANZ SHAREN L	2/19/1993	00109540001645	0010954	0001645
KENNETH PRESSLEY INC	2/16/1993	00109540001628	0010954	0001628
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	\$1,321,842	\$300,000	\$1,621,842	\$1,437,442
2024	\$1,321,842	\$300,000	\$1,621,842	\$1,306,765
2023	\$1,265,807	\$300,000	\$1,565,807	\$1,187,968
2022	\$879,971	\$200,000	\$1,079,971	\$1,079,971
2021	\$725,000	\$200,000	\$925,000	\$925,000
2020	\$725,000	\$200,000	\$925,000	\$925,000

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.