



Address: [1485 BENT CREEK DR](#)
City: SOUTHLAKE
Georeference: 42163C-5-36
Subdivision: TIMARRON ADDN - BENT CREEK
Neighborhood Code: 3S020C

Latitude: 32.9211483386
Longitude: -97.1520302152
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 36 & 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: \$1,767,963

Protest Deadline Date: 5/24/2024

Site Number: 06551416

Site Name: TIMARRON ADDN - BENT CREEK-5-36

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 6,104

Percent Complete: 100%

Land Sqft^{*}: 18,453

Land Acres^{*}: 0.4236

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:

MADIA NANCY
MADIA DANIEL

Primary Owner Address:

1404 HAMPTON CT
SOUTHLAKE, TX 76092

Deed Date: 1/8/2025

Deed Volume:

Deed Page:

Instrument: [D225005945](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEINHOFFER ROBERT J	11/22/2013	D213318030	0000000	0000000
WEINHOFFER ROBERT J	6/23/2009	D209171193	0000000	0000000
KOHM DAVID S;KOHM STACY M	1/24/2005	D205060110	0000000	0000000
CENDANT MOBILITY FIN CORP	9/27/2004	D204334626	0000000	0000000
SWIGER ANDREW P;SWIGER SHERRY P	9/13/1999	00140230000274	0014023	0000274
SCHATZ HARRY;SCHATZ JUDITH E	8/22/1995	00121020000979	0012102	0000979
HARRIS REBECCA;HARRIS WILLIAM	6/8/1994	00116140002335	0011614	0002335
J D DOAN CUSTOM HOMES	2/25/1993	00109620002154	0010962	0002154
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 ⁺
2025	\$1,467,963	\$300,000	\$1,767,963	\$1,442,139
2024	\$1,467,963	\$300,000	\$1,767,963	\$1,311,035
2023	\$1,255,485	\$300,000	\$1,555,485	\$1,191,850
2022	\$1,166,913	\$200,000	\$1,366,913	\$1,083,500
2021	\$785,000	\$200,000	\$985,000	\$985,000
2020	\$785,000	\$200,000	\$985,000	\$985,000

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.