



Address: [110 BENT TRAIL DR](#)
City: SOUTHLAKE
Georeference: 42163C-6-6
Subdivision: TIMARRON ADDN - BENT CREEK
Neighborhood Code: 3S020C

Latitude: 32.9247569689
Longitude: -97.1560850291
TAD Map: 2102-456
MAPSCO: TAR-025R



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

PROPERTY DATA

Legal Description: TIMARRON ADDN - BENT CREEK Block 6 Lot 6 & 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: 1992

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Notice Sent Date: 4/15/2025

Notice Value: \$1,182,487

Protest Deadline Date: 5/24/2024

Site Number: 06551572

Site Name: TIMARRON ADDN - BENT CREEK-6-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,855

Percent Complete: 100%

Land Sqft^{*}: 17,981

Land Acres^{*}: 0.4127

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:

STEVEN AND MELISSA NICHOLS REVOCABLE TRUST

Primary Owner Address:

110 BENT TRAIL DR
SOUTHLAKE, TX 76092

Deed Date: 8/19/2021

Deed Volume:

Deed Page:

Instrument: [D221251291](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NICHOLS MELISSA;NICHOLS STEVEN E	7/21/2021	D221210090		
NICHOLS STEVEN AND MELISSA REVOCABLE TRUST	4/1/2020	D220080599		
NICHOLS MELISSA BOCH;NICHOLS STEVEN EDWARD	11/8/2019	D219260331		
NICHOLS MELISSA BOOK;NICHOLS STEVEN EDWARD	4/27/2018	D218099139		
NICHOLS MELISSA;NICHOLS STEVEN E	11/22/2002	00162280000080	0016228	0000080
AMERICORP INC	11/22/2002	00162280000079	0016228	0000079
MANISCO A R;MANISCO BARBARA R	11/25/1992	00108680001960	0010868	0001960
EQUITABLE HOMES INC	7/29/1992	00107240002291	0010724	0002291
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	\$716,401	\$300,000	\$1,016,401	\$958,320
2024	\$882,487	\$300,000	\$1,182,487	\$871,200
2023	\$871,647	\$300,000	\$1,171,647	\$792,000
2022	\$520,000	\$200,000	\$720,000	\$720,000
2021	\$520,000	\$200,000	\$720,000	\$720,000
2020	\$520,000	\$200,000	\$720,000	\$720,000

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

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- 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.