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Address: [1320 BENT TRAIL CIR](#)
City: SOUTHLAKE
Georeference: 42163C-6-10
Subdivision: TIMARRON ADDN - BENT CREEK
Neighborhood Code: 3S020C

Latitude: 32.9235496502
Longitude: -97.1563192357
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 10 & 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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$1,119,269

Protest Deadline Date: 5/24/2024

Site Number: 06551610

Site Name: TIMARRON ADDN - BENT CREEK-6-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,764

Percent Complete: 100%

Land Sqft^{*}: 16,340

Land Acres^{*}: 0.3751

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:

GRINGO PARROT LIVING TRUST

Primary Owner Address:

1320 BENT TRAIL CIR
SOUTHLAKE, TX 76092

Deed Date: 4/22/2021

Deed Volume:

Deed Page:

Instrument: [D221139530](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUTTON JOHN S JR;SUTTON LISA	9/17/2018	D218209431		
ZHANG CLAY;ZHANG DIANE BAI	6/27/2006	D206198402	0000000	0000000
WELLANDER DENISE;WELLANDER PAUL D	8/16/1999	00139700000190	0013970	0000190
WILSON DANA D;WILSON DENNIS	3/16/1998	00131360000028	0013136	0000028
HALBERT NADINE;HALBERT RAYMOND K	3/11/1993	00110100001656	0011010	0001656
MCCOWEN SAINTON INC	3/1/1993	00109800001415	0010980	0001415
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	\$819,269	\$300,000	\$1,119,269	\$1,046,830
2024	\$819,269	\$300,000	\$1,119,269	\$951,664
2023	\$920,877	\$300,000	\$1,220,877	\$865,149
2022	\$762,276	\$200,000	\$962,276	\$786,499
2021	\$592,163	\$200,000	\$792,163	\$714,999
2020	\$449,999	\$200,000	\$649,999	\$649,999

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.