



**Address:** [1305 BENT TRAIL CIR](#)  
**City:** SOUTHLAKE  
**Georeference:** 42163C-8-3  
**Subdivision:** TIMARRON ADDN - BENT CREEK  
**Neighborhood Code:** 3S020C

**Latitude:** 32.9239486061  
**Longitude:** -97.1556247919  
**TAD Map:** 2102-456  
**MAPSCO:** TAR-025R



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 8 Lot 3 & 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:** TEXAS TAX PROTEST (05909)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,300,000

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

**Site Number:** 06551874

**Site Name:** TIMARRON ADDN - BENT CREEK-8-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,089

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,962

**Land Acres<sup>\*</sup>:** 0.3893

**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:**

HUNTZINGER HOWARD JAMES  
HUNTZINGER YAQI CHEN

**Primary Owner Address:**

1305 BENT TRAIL CIR  
SOUTHLAKE, TX 76092

**Deed Date:** 1/3/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219002235](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAKE SUE DAKE;DAKE TERRENCE	10/12/2000	00146360000074	0014636	0000074
MEHOK BERNICE;MEHOK JOHN	6/2/1997	00127940000520	0012794	0000520
GRISSOM DOUGLAS K;GRISSOM LISA	8/26/1993	00112240000530	0011224	0000530
EQUITABLE HOMES INC	3/1/1993	00109710002281	0010971	0002281
TIMARRON LAND CORP	1/2/1992	00000000000000	0000000	0000000
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	\$1,000,000	\$300,000	\$1,300,000	\$1,127,357
2024	\$1,000,000	\$300,000	\$1,300,000	\$1,024,870
2023	\$945,000	\$300,000	\$1,245,000	\$931,700
2022	\$815,230	\$200,000	\$1,015,230	\$847,000
2021	\$570,000	\$200,000	\$770,000	\$770,000
2020	\$570,000	\$200,000	\$770,000	\$770,000

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.