



**Address:** [130 CREEKWAY BEND](#)  
**City:** SOUTHLAKE  
**Georeference:** 42163C-9-4  
**Subdivision:** TIMARRON ADDN - BENT CREEK  
**Neighborhood Code:** 3S020C

**Latitude:** 32.9215580059  
**Longitude:** -97.1557410484  
**TAD Map:** 2102-456  
**MAPSCO:** TAR-025V



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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 9 Lot 4 & 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:** 1994  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$1,637,812  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 06551963  
**Site Name:** TIMARRON ADDN - BENT CREEK-9-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 5,467  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 19,819  
**Land Acres<sup>\*</sup>:** 0.4549  
**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:**  
JAS AND ABS REVOCABLE TRUST THE  
**Primary Owner Address:**  
130 CREEKWAY BEND  
SOUTHLAKE, TX 76092

**Deed Date:** 3/4/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224058930](#)

| Previous Owners                  | Date       | Instrument                 | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| BURNS FAMILY TRUST               | 11/22/2019 | <a href="#">D220041652</a> |             |           |
| BURNS ANA MIRIAN;BURNS MATTHEW   | 7/26/2018  | <a href="#">D218164470</a> |             |           |
| MOUSSAVI HAMID                   | 1/15/2005  | <a href="#">D205020275</a> | 0000000     | 0000000   |
| AMERICAN ESCROW & CLOSING CO     | 1/14/2005  | <a href="#">D205020267</a> | 0000000     | 0000000   |
| MAY GLORIA;MAY WILLIAM E JR      | 7/5/2002   | 00158810000016             | 0015881     | 0000016   |
| AUFFREY DIANE;AUFFREY LAWRENCE A | 12/1/1999  | 00141250000143             | 0014125     | 0000143   |
| DERBY BARBARA;DERBY GEORGE       | 11/1/1994  | 00117810001438             | 0011781     | 0001438   |
| KENNETH PRESSLEY INC             | 3/22/1994  | 00115190002057             | 0011519     | 0002057   |
| 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 | \$1,337,812        | \$300,000   | \$1,637,812  | \$1,637,812                  |
| 2024 | \$1,337,812        | \$300,000   | \$1,637,812  | \$1,244,485                  |
| 2023 | \$1,284,056        | \$300,000   | \$1,584,056  | \$1,131,350                  |
| 2022 | \$1,064,662        | \$200,000   | \$1,264,662  | \$1,028,500                  |
| 2021 | \$822,585          | \$200,000   | \$1,022,585  | \$935,000                    |
| 2020 | \$650,000          | \$200,000   | \$850,000    | \$850,000                    |

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)

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## Tarrant Appraisal District Property Information | PDF

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.