



**Address:** [1335 BENTLEY CT](#)  
**City:** SOUTHLAKE  
**Georeference:** 42163C-5-21  
**Subdivision:** TIMARRON ADDN - BENT CREEK  
**Neighborhood Code:** 3S020C

**Latitude:** 32.923183122  
**Longitude:** -97.152092964  
**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 21

**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:** \$2,037,807

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

**Site Number:** 06653308

**Site Name:** TIMARRON ADDN - BENT CREEK-5-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 6,072

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,358

**Land Acres<sup>\*</sup>:** 0.3984

**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:**

YANG NADINE  
YANG ALBERT

**Primary Owner Address:**

1335 BENTLY CT  
SOUTHLAKE, TX 76092

**Deed Date:** 6/14/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224106177](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RB LUXURY LIVING LLC	1/30/2024	<a href="#">D224016181</a>		
MARVEL SCOTT THOMAS	9/5/2017	<a href="#">D217206293</a>		
ANDERSON MARIA L	8/31/2016	<a href="#">D216215213</a>		
ANDERSON JAMES E;ANDERSON MARIA L	8/2/2004	<a href="#">D204245086</a>	0000000	0000000
PEERS DENISE D;PEERS GUY W	12/13/1996	00126140001716	0012614	0001716
PETERSON KRISTINE;PETERSON NICHOLS R	12/28/1994	00118380001485	0011838	0001485
EQUITABLE HOMES INC	4/5/1994	00115330000810	0011533	0000810
TIMARRON LAND CORP	1/1/1993	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	\$1,587,807	\$450,000	\$2,037,807	\$2,037,807
2024	\$1,587,807	\$450,000	\$2,037,807	\$1,430,825
2023	\$1,466,448	\$450,000	\$1,916,448	\$1,300,750
2022	\$1,155,932	\$300,000	\$1,455,932	\$1,182,500
2021	\$775,000	\$300,000	\$1,075,000	\$1,075,000
2020	\$819,838	\$300,000	\$1,119,838	\$1,119,838

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.