



Address: [303 CANYON LAKE DR](#)
City: SOUTHLAKE
Georeference: 23130C-2-6
Subdivision: LAKE CREST ADDITION
Neighborhood Code: 3S030M

Latitude: 32.9357478534
Longitude: -97.1579415644
TAD Map: 2102-460
MAPSCO: TAR-025M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKE CREST ADDITION Block 2
Lot 6 & PART OF COMMON AREA

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$875,000

Protest Deadline Date: 5/24/2024

Site Number: 06674763

Site Name: LAKE CREST ADDITION-2-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,853

Percent Complete: 100%

Land Sqft^{*}: 21,607

Land Acres^{*}: 0.4960

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:

RR BLESSINGS, LLC

Primary Owner Address:

20909 ENGELMANN LN
MANOR, TX 78653

Deed Date: 11/22/2024

Deed Volume:

Deed Page:

Instrument: [D224210952](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|------------|----------------------------|-------------|-----------|
| HUSSAIN SAAD | 7/21/2023 | D223131492 | | |
| NEWMAN DON K;NEWMAN SANDRA | 1/10/2000 | 00141820000122 | 0014182 | 0000122 |
| MESSINA ELENA;MESSINA MARC L | 12/22/1994 | 00118360001155 | 0011836 | 0001155 |
| PULTE HOME CORP OF TEXAS | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$503,000 | \$372,000 | \$875,000 | \$875,000 |
| 2024 | \$503,000 | \$372,000 | \$875,000 | \$875,000 |
| 2023 | \$525,061 | \$372,000 | \$897,061 | \$623,827 |
| 2022 | \$464,925 | \$248,000 | \$712,925 | \$567,115 |
| 2021 | \$267,559 | \$248,000 | \$515,559 | \$515,559 |
| 2020 | \$306,007 | \$223,200 | \$529,207 | \$529,207 |

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

There are no exemptions for this property

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.