



Address: [301 CANYON LAKE DR](#)
City: SOUTHLAKE
Georeference: 23130C-2-7
Subdivision: LAKE CREST ADDITION
Neighborhood Code: 3S030M

Latitude: 32.9357689982
Longitude: -97.1583879066
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 7 & 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: 1995

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,052,908

Protest Deadline Date: 5/24/2024

Site Number: 06674771

Site Name: LAKE CREST ADDITION-2-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,982

Percent Complete: 100%

Land Sqft^{*}: 20,082

Land Acres^{*}: 0.4610

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

HINEY CHARLES III
HINEY PHYLLI

Primary Owner Address:

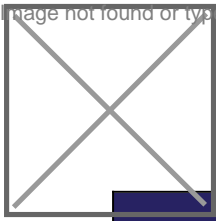
301 CANYON LAKE DR
SOUTHLAKE, TX 76092-7303

Deed Date: 10/23/1998

Deed Volume: 0013512

Deed Page: 0000323

Instrument: 00135120000323



Previous Owners	Date	Instrument	Deed Volume	Deed Page
REESE BRENDA L;REESE MONTY E	7/11/1997	00128350000412	0012835	0000412
BALDWIN LINDA K;BALDWIN M R	4/20/1995	00119450001164	0011945	0001164
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	\$707,158	\$345,750	\$1,052,908	\$851,597
2024	\$707,158	\$345,750	\$1,052,908	\$774,179
2023	\$710,683	\$345,750	\$1,056,433	\$703,799
2022	\$636,546	\$230,500	\$867,046	\$639,817
2021	\$351,152	\$230,500	\$581,652	\$581,652
2020	\$383,772	\$207,450	\$591,222	\$591,222

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.