



Latitude: 32.9183836769
Longitude: -97.1549584596
TAD Map: 2102-452
MAPSCO: TAR-025V



City:
Georeference: 42163C-5-64R
Subdivision: TIMARRON ADDN - BENT CREEK
Neighborhood Code: 3S020C

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 64R

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

Agent: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$1,886,995

Protest Deadline Date: 5/24/2024

Site Number: 06693318

Site Name: TIMARRON ADDN - BENT CREEK-5-64R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 6,592

Percent Complete: 100%

Land Sqft^{*}: 57,138

Land Acres^{*}: 1.3117

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:

WRIGHT WESLEY

WRIGHT AVEN

Primary Owner Address:

1620 BENT CREEK DR
SOUTHLAKE, TX 76092-9410

Deed Date: 8/9/2024

Deed Volume:

Deed Page:

Instrument: [D224141860](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RITCHEY CYNTHIA ANN;RITCHEY RONALD R	10/24/2015	D215247236		
RITCHEY RONALD R	8/5/1997	00128710000270	0012871	0000270
RITCHEY ELLEN M;RITCHEY R R	9/15/1994	00117330001076	0011733	0001076
NEWPORT CLASSIC HOMES INC	1/1/1994	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	\$1,523,620	\$363,375	\$1,886,995	\$1,886,995
2024	\$1,523,620	\$363,375	\$1,886,995	\$1,566,148
2023	\$1,461,885	\$363,375	\$1,825,260	\$1,423,771
2022	\$1,212,275	\$242,250	\$1,454,525	\$1,294,337
2021	\$934,420	\$242,250	\$1,176,670	\$1,176,670
2020	\$913,235	\$242,250	\$1,155,485	\$1,155,485

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.