



**Address:** [1309 MEADOW RIDGE CT](#)  
**City:** SOUTHLAKE  
**Georeference:** 39480-4-4R  
**Subdivision:** SOUTH LAKE HILLS ADDN  
**Neighborhood Code:** 3S030E

**Latitude:** 32.9303618303  
**Longitude:** -97.1704827089  
**TAD Map:** 2096-456  
**MAPSCO:** TAR-025P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTH LAKE HILLS ADDN  
Block 4 Lot 4R

**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)

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

**Site Number:** 06721117

**Site Name:** SOUTH LAKE HILLS ADDN-4-4R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,365

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,933

**Land Acres<sup>\*</sup>:** 0.4805

**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:**

RICHARDSON ALLAN JR  
RICHARDSON

**Primary Owner Address:**

1309 MEADOW RIDGE CT  
SOUTHLAKE, TX 76092-8441

**Deed Date:** 6/19/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212148681](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEACH DEBRA J;LEACH TIMOTHY R	9/27/1996	00125300002348	0012530	0002348
MID CITIES NATIONAL BANK	5/7/1996	00124950002047	0012495	0002047
DAVIS AMERICAN 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 <sup>+</sup>
2025	\$444,702	\$360,450	\$805,152	\$805,152
2024	\$444,702	\$360,450	\$805,152	\$805,152
2023	\$584,475	\$360,450	\$944,925	\$810,103
2022	\$582,400	\$240,300	\$822,700	\$736,457
2021	\$429,206	\$240,300	\$669,506	\$669,506
2020	\$408,049	\$216,270	\$624,319	\$624,319

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.