



Address: [1212 WYNDHAM HILL LN](#)
City: SOUTHLAKE
Georeference: 26494C-2-44
Subdivision: MONTICELLO ADDITION-SOUTHLAKE
Neighborhood Code: 3S030W

Latitude: 32.9243724587
Longitude: -97.1658253311
TAD Map: 2102-456
MAPSCO: TAR-025Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MONTICELLO ADDITION-SOUTHLAKE Block 2 Lot 44

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: \$1,918,435

Protest Deadline Date: 5/24/2024

Site Number: 06735401

Site Name: MONTICELLO ADDITION-SOUTHLAKE-2-44

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,548

Percent Complete: 100%

Land Sqft^{*}: 30,285

Land Acres^{*}: 0.6952

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:

SIMEUS D M
SIMEUS KIMBERLY KAYE

Primary Owner Address:

1212 WYNDHAM HILL LN
SOUTHLAKE, TX 76092-9309

Deed Date: 8/25/1997

Deed Volume: 0012895

Deed Page: 0000073

Instrument: 00128950000073

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RITZ BRENDA J;RITZ FRANK A	8/24/1995	00120820000180	0012082	0000180
RITZ COMPANY THE	1/13/1995	00118590001328	0011859	0001328
HILLS OF MONTICELLO INC	1/1/1994	000000000000000	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	\$1,484,875	\$433,560	\$1,918,435	\$1,459,897
2024	\$1,484,875	\$433,560	\$1,918,435	\$1,327,179
2023	\$1,492,278	\$433,560	\$1,925,838	\$1,206,526
2022	\$1,104,050	\$298,800	\$1,402,850	\$1,096,842
2021	\$684,289	\$312,840	\$997,129	\$997,129
2020	\$684,289	\$312,840	\$997,129	\$997,129

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.