



**Address:** [2607 N CARROLL AVE](#)  
**City:** SOUTHLAKE  
**Georeference:** 24195-1-4  
**Subdivision:** LONESOME DOVE ESTATES-SOUTHLKE  
**Neighborhood Code:** 3S100A

**Latitude:** 32.9760944291  
**Longitude:** -97.1335694012  
**TAD Map:** 2108-476  
**MAPSCO:** TAR-012P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LONESOME DOVE ESTATES-SOUTHLKE Block 1 Lot 4

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$981,824

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

**Site Number:** 06739474

**Site Name:** LONESOME DOVE ESTATES-SOUTHLKE-1-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,099

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 27,380

**Land Acres<sup>\*</sup>:** 0.6285

**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:**

BRATCHER MICHAEL  
BRATCHER MAURA

**Primary Owner Address:**

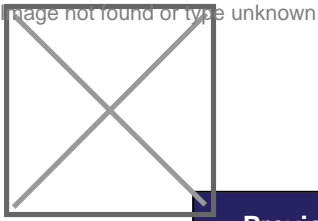
2607 N CARROLL AVE  
SOUTHLAKE, TX 76092-3100

**Deed Date:** 10/12/1995

**Deed Volume:** 0012137

**Deed Page:** 0000661

**Instrument:** 00121370000661



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KRESLER HOMES INC	10/14/1994	00117670002338	0011767	0002338
HAT CREEK LTD	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	\$568,244	\$413,580	\$981,824	\$981,824
2024	\$568,244	\$413,580	\$981,824	\$911,589
2023	\$532,326	\$413,580	\$945,906	\$828,717
2022	\$515,611	\$282,150	\$797,761	\$753,379
2021	\$402,740	\$282,150	\$684,890	\$684,890
2020	\$427,018	\$282,870	\$709,888	\$670,456

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.