



**Address:** [1530 BENT CREEK DR](#)  
**City:** SOUTHLAKE  
**Georeference:** 42163C-5-56  
**Subdivision:** TIMARRON ADDN - BENT CREEK  
**Neighborhood Code:** 3S020C

**Latitude:** 32.9189367665  
**Longitude:** -97.1511606072  
**TAD Map:** 2102-452  
**MAPSCO:** TAR-026S



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 56

**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

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

**Site Number:** 06745881

**Site Name:** TIMARRON ADDN - BENT CREEK-5-56

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,481

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 19,806

**Land Acres<sup>\*</sup>:** 0.4546

**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:**

HUGHES ERIC JOHN

CICCHETTI SALLY

CICCHETTI CHARLES

**Primary Owner Address:**

1530 BENT CREEK DR  
SOUTHLAKE, TX 76092

**Deed Date:** 8/21/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223150868](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HART JUSTIN W	9/12/2022	<a href="#">D222226030</a>		
FORSBERG BRADLEY D	2/24/2010	<a href="#">D210044954</a>	0000000	0000000
FREELAND CHRISTINE;FREELAND JOHN	6/13/2008	<a href="#">D208254672</a>	0000000	0000000
MCWHIRTER DENEEN;MCWHIRTER WILLIAM	9/30/2004	<a href="#">D204309958</a>	0000000	0000000
GRANFIELD MICHAEL;GRANFIELD MICHEL	5/9/1997	00127640000560	0012764	0000560
D & D HOMES INC	10/10/1994	00117630001756	0011763	0001756
TIMARRON LAND CORP	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	\$1,609,726	\$300,000	\$1,909,726	\$1,909,726
2024	\$1,609,726	\$300,000	\$1,909,726	\$1,909,726
2023	\$1,344,593	\$300,000	\$1,644,593	\$1,644,593
2022	\$575,170	\$200,000	\$775,170	\$775,170
2021	\$575,170	\$200,000	\$775,170	\$775,170
2020	\$575,170	\$200,000	\$775,170	\$775,170

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.