



**Address:** [1216 WESTMONT DR](#)  
**City:** SOUTHLAKE  
**Georeference:** 30717C-1-10  
**Subdivision:** OAK TREE ESTATES (SOUTHLAKE)  
**Neighborhood Code:** 3S010A

**Latitude:** 32.9379257699  
**Longitude:** -97.1302648762  
**TAD Map:** 2108-460  
**MAPSCO:** TAR-026L



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

## PROPERTY DATA

**Legal Description:** OAK TREE ESTATES  
(SOUTHLAKE) Block 1 Lot 10

**Jurisdictions:**

CITY OF SOUTHLAKE (022)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CARROLL ISD (919)

**State Code:** A

**Year Built:** 1997

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$1,184,440

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

**Site Number:** 06788440

**Site Name:** OAK TREE ESTATES (SOUTHLAKE)-1-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,972

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,340

**Land Acres<sup>\*</sup>:** 0.4669

**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:**

THYS DAVID D

**Primary Owner Address:**

1216 WESTMONT DR  
SOUTHLAKE, TX 76092

**Deed Date:** 9/22/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221282585](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLYNN GAVIN NOEL;MASSINGILL BRITTANY SUE	9/30/2020	<a href="#">D220251823</a>		
ANDRES JASON B;ANDRES MARY-AN C	4/19/2018	<a href="#">D218084793</a>		
ROACH CHRISTOPHER	5/25/2010	<a href="#">D210129668</a>	0000000	0000000
AULICINO JOHN	8/31/2007	<a href="#">D207319633</a>	0000000	0000000
WAYCHOFF CARLA;WAYCHOFF JOHN C	7/30/1998	00133450000196	0013345	0000196
SANDERS CUSTOM BUILDER LTD	5/4/1998	00132690000436	0013269	0000436
HIGHLAND HOMES INC	5/3/1998	00132070000223	0013207	0000223
SANDERS CUSTOM BUILDER LTD	4/12/1995	00119350002270	0011935	0002270
MURCHISON PROPERTIES INC	1/1/1995	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	\$834,265	\$350,175	\$1,184,440	\$1,184,440
2024	\$834,265	\$350,175	\$1,184,440	\$1,125,692
2023	\$838,187	\$350,175	\$1,188,362	\$1,023,356
2022	\$696,874	\$233,450	\$930,324	\$930,324
2021	\$569,289	\$233,450	\$802,739	\$802,739
2020	\$439,895	\$210,105	\$650,000	\$650,000

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)

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## Tarrant Appraisal District Property Information | PDF

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.