



**Address:** [1304 WESTMONT CT](#)  
**City:** SOUTHLAKE  
**Georeference:** 30717C-1-17  
**Subdivision:** OAK TREE ESTATES (SOUTHLAKE)  
**Neighborhood Code:** 3S010A

**Latitude:** 32.937908725  
**Longitude:** -97.1279107986  
**TAD Map:** 2114-460  
**MAPSCO:** TAR-026L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAK TREE ESTATES  
(SOUTHLAKE) Block 1 Lot 17

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (0988) Y

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

**Notice Value:** \$1,191,074

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

**Site Number:** 06788513

**Site Name:** OAK TREE ESTATES (SOUTHLAKE)-1-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,078

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,016

**Land Acres<sup>\*</sup>:** 0.4595

<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:**

WACA-ROOSA LIVING TRUST

**Primary Owner Address:**

1304 WESTMONT CT  
SOUTHLAKE, TX 76092

**Deed Date:** 4/13/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223065072](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCABE DANIEL T;MCCABE JESSIE L	6/7/2005	<a href="#">D205165411</a>	0000000	0000000
CENDANT MOBILITY FINANCIAL COR	6/6/2005	<a href="#">D205165410</a>	0000000	0000000
STANCLIFF JASON A;STANCLIFF SUSAN	4/11/2003	00166130000143	0016613	0000143
LIVESAY THOMAS A	4/22/1999	00137870000191	0013787	0000191
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	\$846,449	\$344,625	\$1,191,074	\$1,036,704
2024	\$846,449	\$344,625	\$1,191,074	\$942,458
2023	\$850,411	\$344,625	\$1,195,036	\$856,780
2022	\$560,250	\$229,750	\$790,000	\$778,891
2021	\$560,250	\$229,750	\$790,000	\$708,083
2020	\$436,937	\$206,775	\$643,712	\$643,712

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.