



# Tarrant Appraisal District Property Information | PDF Account Number: 06788653

## Address: 1309 WESTMONT CT

City: SOUTHLAKE Georeference: 30717C-1-30 Subdivision: OAK TREE ESTATES (SOUTHLAKE) Neighborhood Code: 3S010A Latitude: 32.9372961929 Longitude: -97.1271238967 TAD Map: 2114-460 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 30 Jurisdictions: CITY OF SOUTHLAKE (022) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) CARROLL ISD (919) State Code: A Year Built: 1996 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$1,314,412 Protest Deadline Date: 5/24/2024

Site Number: 06788653 Site Name: OAK TREE ESTATES (SOUTHLAKE)-1-30 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 4,790 Percent Complete: 100% Land Sqft<sup>\*</sup>: 21,060 Land Acres<sup>\*</sup>: 0.4834 Pool: Y

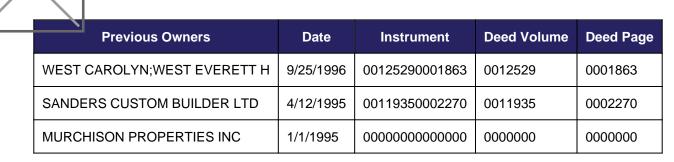
#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## **OWNER INFORMATION**

Current Owner: SHIDHAM SUSHRUT SHIDHAM BRITTANY

Primary Owner Address: 1309 WESTMONT CT SOUTHLAKE, TX 76092 Deed Date: 5/12/2016 Deed Volume: Deed Page: Instrument: D216102992



# VALUES

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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	\$951,787	\$362,625	\$1,314,412	\$1,192,653
2024	\$951,787	\$362,625	\$1,314,412	\$1,084,230
2023	\$956,310	\$362,625	\$1,318,935	\$985,664
2022	\$792,505	\$241,750	\$1,034,255	\$896,058
2021	\$642,192	\$241,750	\$883,942	\$814,598
2020	\$522,969	\$217,575	\$740,544	\$740,544

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.