



Address: [604 ABERDEEN WAY](#)
City: SOUTHLAKE
Georeference: 42168C-26-6
Subdivision: TIMARRON ADDN - STRATHMORE
Neighborhood Code: 3S020F

Latitude: 32.9248470254
Longitude: -97.1458741622
TAD Map: 2108-456
MAPSCO: TAR-026N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TIMARRON ADDN -
STRATHMORE Block 26 Lot 6

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: \$1,290,843

Protest Deadline Date: 5/24/2024

Site Number: 06839142

Site Name: TIMARRON ADDN - STRATHMORE-26-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,183

Percent Complete: 100%

Land Sqft^{*}: 19,832

Land Acres^{*}: 0.4552

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:

CARRICK MATTHEW
CARRICK KELLI K

Primary Owner Address:

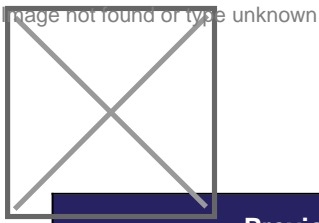
604 ABERDEEN WAY
SOUTHLAKE, TX 76092-9553

Deed Date: 5/20/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210123157](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANGIALARDI LISA;MANGIALARDI MICHAEL	8/18/2006	D206266591	0000000	0000000
WILSON SCOTT W;WILSON SHELLY L	7/6/2000	00144450000495	0014445	0000495
LARKIN MICHAEL;LARKIN SANDRA	11/24/1997	00129960000018	0012996	0000018
MONUMENT PROPERTY CO INC	12/20/1996	00126430001719	0012643	0001719
WESTERN TIMARRON LP	11/26/1996	00126120001516	0012612	0001516
TIMARRON LAND CORP	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 ⁺
2025	\$1,040,843	\$250,000	\$1,290,843	\$1,280,572
2024	\$1,040,843	\$250,000	\$1,290,843	\$1,164,156
2023	\$1,092,251	\$250,000	\$1,342,251	\$1,058,324
2022	\$777,113	\$185,000	\$962,113	\$962,113
2021	\$723,038	\$185,000	\$908,038	\$908,038
2020	\$726,434	\$185,000	\$911,434	\$865,998

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.