



**Address:** [609 BOARDWALK AVE](#)  
**City:** SOUTHLAKE  
**Georeference:** 31631G-2-2  
**Subdivision:** PARK PLACE ADDITION-SOUTHLAKE  
**Neighborhood Code:** 3S030H

**Latitude:** 32.9343591256  
**Longitude:** -97.1762464264  
**TAD Map:** 2096-460  
**MAPSCO:** TAR-025K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARK PLACE ADDITION-SOUTHLAKE Block 2 Lot 2

**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:** \$1,482,025

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

**Site Number:** 06868002

**Site Name:** PARK PLACE ADDITION-SOUTHLAKE-2-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,226

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 30,124

**Land Acres<sup>\*</sup>:** 0.6915

**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:**

ROESSLER ROBERT  
ROESSLER NICKI

**Primary Owner Address:**

609 BOARDWALK AVE  
SOUTHLAKE, TX 76092-7019

**Deed Date:** 1/29/1998

**Deed Volume:** 0013063

**Deed Page:** 0000447

**Instrument:** 00130630000447

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARRELL CUSTOM HOMES INC	8/4/1997	00128610000231	0012861	0000231
TERRA LAND DEVELOPMENT CO	1/1/1995	000000000000000	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	\$1,049,545	\$432,480	\$1,482,025	\$1,290,086
2024	\$1,049,545	\$432,480	\$1,482,025	\$1,172,805
2023	\$1,054,529	\$432,480	\$1,487,009	\$1,066,186
2022	\$860,954	\$297,900	\$1,158,854	\$969,260
2021	\$583,245	\$297,900	\$881,145	\$881,145
2020	\$611,584	\$311,220	\$922,804	\$846,324

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.