



**Address:** [616 VILLA CROSSING](#)  
**City:** SOUTHLAKE  
**Georeference:** 42164C-37-1  
**Subdivision:** TIMARRON ADDN-CRESCENT ROYALE  
**Neighborhood Code:** 3S020B

**Latitude:** 32.9206106075  
**Longitude:** -97.1421156414  
**TAD Map:** 2108-456  
**MAPSCO:** TAR-026S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TIMARRON ADDN-CRESCENT  
ROYALE Block 37 Lot 1

**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:** \$770,392

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

**Site Number:** 06898122

**Site Name:** TIMARRON ADDN-CRESCENT ROYALE-37-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,230

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,281

**Land Acres<sup>\*</sup>:** 0.2360

**Pool:** N

<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:**

HUTCHESON DELANE F  
HUTCHESON C L

**Primary Owner Address:**

616 VILLA XING  
SOUTHLAKE, TX 76092-9524

**Deed Date:** 9/17/2001

**Deed Volume:** 0017172

**Deed Page:** 0000242

**Instrument:** [D203335582](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUTCHESON DELANE F;HUTCHESON E A	6/1/2001	00149340000275	0014934	0000275
PRESCOTT CHRISTY;PRESCOTT JAMES	11/30/2000	00146320000468	0014632	0000468
BUNN BLAKE T;BUNN M WILSON	4/15/1997	00127380000080	0012738	0000080
KENNETH PRESSLEY INC	11/27/1996	00125880000171	0012588	0000171
PRESSLEY KENNETH INC	11/11/1996	00125880000171	0012588	0000171
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 <sup>+</sup>
2025	\$570,392	\$200,000	\$770,392	\$770,392
2024	\$570,392	\$200,000	\$770,392	\$743,988
2023	\$615,447	\$200,000	\$815,447	\$676,353
2022	\$554,833	\$140,000	\$694,833	\$614,866
2021	\$418,969	\$140,000	\$558,969	\$558,969
2020	\$421,017	\$140,000	\$561,017	\$561,017

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.