



**Address:** [624 CHANDON CT](#)  
**City:** SOUTHLAKE  
**Georeference:** 42164C-37-5  
**Subdivision:** TIMARRON ADDN-CRESCENT ROYALE  
**Neighborhood Code:** 3S020B

**Latitude:** 32.9211521262  
**Longitude:** -97.141767308  
**TAD Map:** 2108-456  
**MAPSCO:** TAR-026T



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 5

**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:** \$833,153

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

**Site Number:** 06898165

**Site Name:** TIMARRON ADDN-CRESCENT ROYALE-37-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,343

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,144

**Land Acres<sup>\*</sup>:** 0.1640

**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:**

DUANE AND JUDY BENDER FAMILY TRUST

**Primary Owner Address:**

624 CHANDON CT  
SOUTHLAKE, TX 76092

**Deed Date:** 8/19/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216194237](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENDER DUANE A;BENDER JUDY L	8/29/1997	00128930000358	0012893	0000358
KENNETH PRESSLEY INC	1/30/1997	00126610000658	0012661	0000658
WESTERRA TIMARRON LP	11/26/1996	00126120001596	0012612	0001596
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	\$583,153	\$250,000	\$833,153	\$833,153
2024	\$583,153	\$250,000	\$833,153	\$803,149
2023	\$629,174	\$250,000	\$879,174	\$730,135
2022	\$567,233	\$175,000	\$742,233	\$663,759
2021	\$428,417	\$175,000	\$603,417	\$603,417
2020	\$430,501	\$175,000	\$605,501	\$605,501

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.