



Address: [628 CHANDON CT](#)
City: SOUTHLAKE
Georeference: 42164C-37-7
Subdivision: TIMARRON ADDN-CRESCENT ROYALE
Neighborhood Code: 3S020B

Latitude: 32.9213631863
Longitude: -97.1415524951
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 7

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

Protest Deadline Date: 5/24/2024

Site Number: 06898181

Site Name: TIMARRON ADDN-CRESCENT ROYALE-37-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,327

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

RATNASABAPATHY LLC - SERIES 100

Primary Owner Address:

1425 BENT CREEK DR
SOUTHLAKE, TX 76092

Deed Date: 7/5/2022

Deed Volume:

Deed Page:

Instrument: [D222185048](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RATNASABAPATHY KRISHNA V	5/7/2021	D221130779		
CONNER MARTHA ANN	2/8/2013	360-529043-13		
QUISLING MARTHA A	4/27/2009	D209119638	0000000	0000000
DIBELLO GWEN	5/11/2005	D205147276	0000000	0000000
TATE CATHERINE MONICA	6/18/1998	00132820000482	0013282	0000482
KENNY ANDERSON CONST LTD	1/19/1996	00122520001563	0012252	0001563
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	\$550,000	\$250,000	\$800,000	\$800,000
2024	\$558,000	\$250,000	\$808,000	\$808,000
2023	\$552,000	\$250,000	\$802,000	\$802,000
2022	\$566,402	\$175,000	\$741,402	\$741,402
2021	\$427,895	\$175,000	\$602,895	\$602,895
2020	\$429,976	\$175,000	\$604,976	\$604,976

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

There are no exemptions for this property

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.