



Address: [613 CHANDON CT](#)
City: SOUTHLAKE
Georeference: 42164C-38-11
Subdivision: TIMARRON ADDN-CRESCENT ROYALE
Neighborhood Code: 3S020B

Latitude: 32.9202700406
Longitude: -97.1415845452
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 38 Lot 11

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: \$789,394

Protest Deadline Date: 5/24/2024

Site Number: 06898394

Site Name: TIMARRON ADDN-CRESCENT ROYALE-38-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,436

Percent Complete: 100%

Land Sqft^{*}: 6,693

Land Acres^{*}: 0.1536

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:

COCO CHANDON LIVING TRUST

Primary Owner Address:

613 CHANDON CT
SOUTHLAKE, TX 76092

Deed Date: 4/2/2024

Deed Volume:

Deed Page:

Instrument: [D224056498](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOYCE M PRICHETT REVOCABLE TRUST	4/3/2017	D217079311		
PRICHETT JOYCE MARIE	3/25/2004	D204094393	0000000	0000000
WAGGONER MARY C	8/16/2002	00159150000054	0015915	0000054
GRANT NORDA SUSAN	9/13/2001	00151410000356	0015141	0000356
CRISP GEORGE H	7/10/1997	00128350000439	0012835	0000439
D & D HOMES INC	3/7/1996	00122960001751	0012296	0001751
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	\$589,394	\$200,000	\$789,394	\$789,394
2024	\$589,394	\$200,000	\$789,394	\$789,394
2023	\$636,120	\$200,000	\$836,120	\$651,083
2022	\$573,233	\$140,000	\$713,233	\$591,894
2021	\$398,085	\$140,000	\$538,085	\$538,085
2020	\$398,085	\$140,000	\$538,085	\$538,085

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.