



Address: [615 CHANDON CT](#)
City: SOUTHLAKE
Georeference: 42164C-38-12
Subdivision: TIMARRON ADDN-CRESCENT ROYALE
Neighborhood Code: 3S020B

Latitude: 32.9205041346
Longitude: -97.1414735938
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 12

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: \$852,134

Protest Deadline Date: 5/24/2024

Site Number: 06898408

Site Name: TIMARRON ADDN-CRESCENT ROYALE-38-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,523

Percent Complete: 100%

Land Sqft^{*}: 7,905

Land Acres^{*}: 0.1814

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

FRAISE MARTIN
FRAISE PEGGY

Primary Owner Address:

615 CHANDON CT
SOUTHLAKE, TX 76092-9510

Deed Date: 3/2/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207084851](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SALANTY DONALD G;SALANTY SALLIE	1/20/2006	D206020800	0000000	0000000
HUNT JAN P	3/5/2004	D204088854	0000000	0000000
HUNT JAN P;HUNT ROBERT O	5/28/2002	00157400000380	0015740	0000380
RODRIGUEZ JOSEPH L;RODRIGUEZ VIKKI	9/9/1997	00129060000105	0012906	0000105
KENNETH PRESSLEY INC	4/9/1997	00127380000428	0012738	0000428
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 ⁺
2025	\$652,134	\$200,000	\$852,134	\$750,684
2024	\$652,134	\$200,000	\$852,134	\$682,440
2023	\$700,569	\$200,000	\$900,569	\$620,400
2022	\$424,000	\$140,000	\$564,000	\$564,000
2021	\$424,000	\$140,000	\$564,000	\$564,000
2020	\$424,000	\$140,000	\$564,000	\$564,000

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.