



Address: [627 CHANDON CT](#)
City: SOUTHLAKE
Georeference: 42164C-38-17
Subdivision: TIMARRON ADDN-CRESCENT ROYALE
Neighborhood Code: 3S020B

Latitude: 32.9211254168
Longitude: -97.1410775701
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 17

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: \$766,574

Protest Deadline Date: 5/24/2024

Site Number: 06898459

Site Name: TIMARRON ADDN-CRESCENT ROYALE-38-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,183

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:

KNOTT PHILLIP C
KNOTT KATHLEEN B

Primary Owner Address:

627 CHANDON CT
SOUTHLAKE, TX 76092

Deed Date: 9/21/2017

Deed Volume:

Deed Page:

Instrument: [D217220832](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YATES DORIS JEAN	8/22/2008	D208334899	0000000	0000000
JOHN ROBERT A	4/7/2007	D207140399	0000000	0000000
JORNS STEVE	3/2/2006	D206074510	0000000	0000000
SAMS KEVIN E;SAMS RONALD RAPHAEL	5/10/1996	00123640002194	0012364	0002194
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	\$566,574	\$200,000	\$766,574	\$766,574
2024	\$566,574	\$200,000	\$766,574	\$740,479
2023	\$611,275	\$200,000	\$811,275	\$673,163
2022	\$551,134	\$140,000	\$691,134	\$611,966
2021	\$416,333	\$140,000	\$556,333	\$556,333
2020	\$437,921	\$140,000	\$577,921	\$577,921

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)
- DISABLED VET 70 to 99 PCT 11.22

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.