



**Address:** [633 CHANDON CT](#)  
**City:** SOUTHLAKE  
**Georeference:** 42164C-38-20  
**Subdivision:** TIMARRON ADDN-CRESCENT ROYALE  
**Neighborhood Code:** 3S020B

**Latitude:** 32.9214661537  
**Longitude:** -97.1408093248  
**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 20

**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:** \$783,402

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

**Site Number:** 06898483

**Site Name:** TIMARRON ADDN-CRESCENT ROYALE-38-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,383

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

OSEAN KENNETH  
OSEAN ALLYSON

**Primary Owner Address:**

633 CHANDON CT  
SOUTHLAKE, TX 76092-9510

**Deed Date:** 2/28/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208081954](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUTLER TRIXIE;BUTLER WILLIAM	6/17/1998	00132760000290	0013276	0000290
BARNHART MARCIA A;BARNHART MARK	7/26/1996	00124520001666	0012452	0001666
ANDERSON KENNY L	1/19/1996	00122530000442	0012253	0000442
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	\$583,402	\$200,000	\$783,402	\$783,402
2024	\$583,402	\$200,000	\$783,402	\$714,747
2023	\$629,436	\$200,000	\$829,436	\$649,770
2022	\$567,515	\$140,000	\$707,515	\$590,700
2021	\$397,000	\$140,000	\$537,000	\$537,000
2020	\$430,808	\$140,000	\$570,808	\$570,808

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.