



Address: [1404 KENSINGTON CT](#)
City: SOUTHLAKE
Georeference: 42164C-39-2
Subdivision: TIMARRON ADDN-CRESCENT ROYALE
Neighborhood Code: 3S020B

Latitude: 32.9199948848
Longitude: -97.1394991864
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 39 Lot 2

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: \$1,008,650

Protest Deadline Date: 5/24/2024

Site Number: 06898777

Site Name: TIMARRON ADDN-CRESCENT ROYALE-39-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,283

Percent Complete: 100%

Land Sqft^{*}: 10,769

Land Acres^{*}: 0.2472

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:

BOLSINGER MICHAEL
BOLSINGER LAUREN

Primary Owner Address:

1404 KENSINGTON CT
SOUTHLAKE, TX 76092

Deed Date: 12/6/2024

Deed Volume:

Deed Page:

Instrument: [D224224116](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARGARET ELIZABETH WOOD REVOCABLE TRUST	9/17/2023	D223169279		
WOOD MARGARET E	7/25/2017	D217168722		
RAINFORTH GARY;RAINFORTH JOANNE	9/19/2011	D211231130	0000000	0000000
KENNEY LUCINDA;KENNEY ROBERT	5/13/2008	D208181022	0000000	0000000
YANKES MARILYN;YANKES ROBERT	3/6/1997	00127080002393	0012708	0002393
PIERCE HOMES INC	9/18/1996	00125260001079	0012526	0001079
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	\$808,650	\$200,000	\$1,008,650	\$1,008,650
2024	\$808,650	\$200,000	\$1,008,650	\$804,375
2023	\$747,026	\$200,000	\$947,026	\$731,250
2022	\$524,773	\$140,000	\$664,773	\$664,773
2021	\$524,773	\$140,000	\$664,773	\$664,773
2020	\$560,000	\$140,000	\$700,000	\$700,000

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

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.