



**Address:** [1415 KENSINGTON CT](#)  
**City:** SOUTHLAKE  
**Georeference:** 42164C-40-8  
**Subdivision:** TIMARRON ADDN-CRESCENT ROYALE  
**Neighborhood Code:** 3S020B

**Latitude:** 32.9191508336  
**Longitude:** -97.1395526988  
**TAD Map:** 2108-452  
**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 40 Lot 8

**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

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

**Site Number:** 06899226

**Site Name:** TIMARRON ADDN-CRESCENT ROYALE-40-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,898

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,154

**Land Acres<sup>\*</sup>:** 0.1871

**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:**

HANSLEY TODD

HANSLEY DEBRA L

**Primary Owner Address:**

1415 KENSINGTON CT  
SOUTHLAKE, TX 76092

**Deed Date:** 12/8/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221359936](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOOD GLEN J;GOOD PAULA	12/4/2006	<a href="#">D206392630</a>	0000000	0000000
GOOD GLEN J;GOOD PAULA	12/9/1996	00126070000557	0012607	0000557
SIMMONS & PARTNERS INC	6/17/1996	00124120001551	0012412	0001551
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	\$686,817	\$250,000	\$936,817	\$936,817
2024	\$686,817	\$250,000	\$936,817	\$936,817
2023	\$741,238	\$250,000	\$991,238	\$927,298
2022	\$667,998	\$175,000	\$842,998	\$842,998
2021	\$503,846	\$175,000	\$678,846	\$678,846
2020	\$506,310	\$175,000	\$681,310	\$681,310

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.