



**Address:** [1417 KENSINGTON CT](#)  
**City:** SOUTHLAKE  
**Georeference:** 42164C-40-9  
**Subdivision:** TIMARRON ADDN-CRESCENT ROYALE  
**Neighborhood Code:** 3S020B

**Latitude:** 32.9190334499  
**Longitude:** -97.1396887552  
**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 9

**Jurisdictions:**

CITY OF SOUTHLAKE (022)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CARROLL ISD (919)

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$971,229

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

**Site Number:** 06899234

**Site Name:** TIMARRON ADDN-CRESCENT ROYALE-40-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,828

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,606

**Land Acres<sup>\*</sup>:** 0.1746

**Pool:** Y

<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:**

GRIFFITH ERIC F  
GRIFFITH DOREEN L

**Primary Owner Address:**

1417 KENSINGTON CT  
SOUTHLAKE, TX 76092-9511

**Deed Date:** 8/23/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217195517](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRAYTON LARRY JOE;BRAYTON PATRIC	11/1/2006	<a href="#">D206349531</a>	0000000	0000000
SCHUPLER JOSEPH A;SCHUPLER SERENA	12/3/1999	00141260000321	0014126	0000321
BRADFORD HOMES INC	5/18/1999	00138400000051	0013840	0000051
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 <sup>+</sup>
2025	\$721,229	\$250,000	\$971,229	\$971,229
2024	\$721,229	\$250,000	\$971,229	\$930,769
2023	\$775,244	\$250,000	\$1,025,244	\$846,154
2022	\$687,423	\$175,000	\$862,423	\$769,231
2021	\$524,301	\$175,000	\$699,301	\$699,301
2020	\$526,706	\$175,000	\$701,706	\$701,706

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.