



**Address:** [1427 KENSINGTON CT](#)  
**City:** SOUTHLAKE  
**Georeference:** 42164C-40-14  
**Subdivision:** TIMARRON ADDN-CRESCENT ROYALE  
**Neighborhood Code:** 3S020B

**Latitude:** 32.9184137088  
**Longitude:** -97.1403215928  
**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 14

**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:** RYAN LLC (00106)

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

**Notice Value:** \$1,067,023

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

**Site Number:** 06899285

**Site Name:** TIMARRON ADDN-CRESCENT ROYALE-40-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,446

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,500

**Land Acres<sup>\*</sup>:** 0.1721

**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:**

THE RAND PARRY CARLSON 2021 REVOCABLE TRUST

**Primary Owner Address:**

1427 KENSINGTON CT  
SOUTHLAKE, TX 76092

**Deed Date:** 6/6/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223028571](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARLSON RAND	1/13/2019	142-19-005164		
CARLSON RAND;CARLSON SHERRILL	8/12/1999	00139630000508	0013963	0000508
BRADFORD HOMES INC	8/11/1999	00139630000507	0013963	0000507
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	\$817,023	\$250,000	\$1,067,023	\$1,067,023
2024	\$817,023	\$250,000	\$1,067,023	\$1,010,229
2023	\$861,000	\$250,000	\$1,111,000	\$918,390
2022	\$798,204	\$175,000	\$973,204	\$834,900
2021	\$603,868	\$175,000	\$778,868	\$759,000
2020	\$515,000	\$175,000	\$690,000	\$690,000

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

- 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.