



**Address:** [2704 DERBY CT](#)  
**City:** SOUTHLAKE  
**Georeference:** 6139D-1-16  
**Subdivision:** CAMBRIDGE PLACE ADDITION  
**Neighborhood Code:** 3S010S

**Latitude:** 32.9297557102  
**Longitude:** -97.121842322  
**TAD Map:** 2114-456  
**MAPSCO:** TAR-026R



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** CAMBRIDGE PLACE ADDITION  
Block 1 Lot 16

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1997

**Personal Property Account:** N/A

**Agent:** TARRANT PROPERTY TAX SERVICE (00065)

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

**Site Number:** 06956580

**Site Name:** CAMBRIDGE PLACE ADDITION-1-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,873

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,043

**Land Acres<sup>\*</sup>:** 0.4601

**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:**

PEREZ NICOLA

PEREZ MARC NICHOLAS

**Primary Owner Address:**

2704 DERBY CT

SOUTHLAKE, TX 76092

**Deed Date:** 7/19/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222192468](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAGNATEL DANIELE	5/7/2014	<a href="#">D214094809</a>	0000000	0000000
GROSSMAN WILLIAM SCOTT	6/27/2011	<a href="#">D211167030</a>	0000000	0000000
GROSSMAN ANNA M;GROSSMAN WM S	3/31/1997	00127240002123	0012724	0002123
TERRA/CAMBRIDGE LTD	1/1/1996	000000000000000	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	\$694,925	\$345,075	\$1,040,000	\$1,040,000
2024	\$849,925	\$345,075	\$1,195,000	\$1,195,000
2023	\$965,037	\$345,075	\$1,310,112	\$1,310,112
2022	\$703,950	\$230,050	\$934,000	\$836,000
2021	\$529,950	\$230,050	\$760,000	\$760,000
2020	\$502,955	\$207,045	\$710,000	\$710,000

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.