



Address: [2706 DERBY CT](#)
City: SOUTHLAKE
Georeference: 6139D-1-17
Subdivision: CAMBRIDGE PLACE ADDITION
Neighborhood Code: 3S010S

Latitude: 32.9297543241
Longitude: -97.121469368
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 17

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

State Code: A
Year Built: 1998
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$1,336,795
Protest Deadline Date: 5/24/2024

Site Number: 06956599
Site Name: CAMBRIDGE PLACE ADDITION-1-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,115
Percent Complete: 100%
Land Sqft^{*}: 20,041
Land Acres^{*}: 0.4600
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:
THE LESTER FAMILY TRUST
Primary Owner Address:
2706 DERBY CT
SOUTHLAKE, TX 76092

Deed Date: 9/27/2023
Deed Volume:
Deed Page:
Instrument: [D223177746](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LESTER DAVID;LESTER LAURA	6/13/2005	D205210802	0000000	0000000
WHITE-KEATING EMILY E	12/15/2003	D203471978	0000000	0000000
PRIMARY CLOSING CORP	5/15/2003	D203471977	0000000	0000000
POWELL JOHN E;POWELL SUSAN M	7/15/1999	00139290000325	0013929	0000325
UNUMB ENTERPRISES INC	8/24/1998	00134110000269	0013411	0000269
TERRA/CAMBRIDGE LTD	1/1/1996	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	\$991,720	\$345,075	\$1,336,795	\$1,211,810
2024	\$991,720	\$345,075	\$1,336,795	\$1,101,645
2023	\$1,014,090	\$345,075	\$1,359,165	\$1,001,495
2022	\$872,264	\$230,050	\$1,102,314	\$910,450
2021	\$597,632	\$230,050	\$827,682	\$827,682
2020	\$600,404	\$207,045	\$807,449	\$807,449

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.