



**Address:** [2712 DERBY CT](#)  
**City:** SOUTHLAKE  
**Georeference:** 6139D-1-20  
**Subdivision:** CAMBRIDGE PLACE ADDITION  
**Neighborhood Code:** 3S010S

**Latitude:** 32.9297969508  
**Longitude:** -97.1203511572  
**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 20

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

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

**Notice Value:** \$1,250,000

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

**Site Number:** 06956629

**Site Name:** CAMBRIDGE PLACE ADDITION-1-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,049

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 21,771

**Land Acres<sup>\*</sup>:** 0.4997

**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:**

BEALL STEPHEN D

**Primary Owner Address:**

2712 DERBY CT  
SOUTHLAKE, TX 76092

**Deed Date:** 7/30/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219215962](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COFFEE MARY ANN	5/21/2010	000000000000000	0000000	0000000
COFFEE MARY A;COFFEE TODD A	1/28/1999	00136370000067	0013637	0000067
HATFIELD J A INC	11/17/1997	00129890000243	0012989	0000243
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	\$875,150	\$374,850	\$1,250,000	\$1,171,280
2024	\$875,150	\$374,850	\$1,250,000	\$1,064,800
2023	\$798,881	\$374,850	\$1,173,731	\$968,000
2022	\$830,100	\$249,900	\$1,080,000	\$880,000
2021	\$550,100	\$249,900	\$800,000	\$800,000
2020	\$505,090	\$224,910	\$730,000	\$730,000

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.