



**Address:** [601 BLAIR CT](#)  
**City:** SOUTHLAKE  
**Georeference:** 42171C-30-18  
**Subdivision:** TIMARRON ADDN-WYNDSOR GROVE  
**Neighborhood Code:** 3S020A

**Latitude:** 32.9303984857  
**Longitude:** -97.1453699329  
**TAD Map:** 2108-456  
**MAPSCO:** TAR-026N



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** TIMARRON ADDN-WYNDSOR GROVE Block 30 Lot 18

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

**Site Number:** 07012039  
**Site Name:** TIMARRON ADDN-WYNDSOR GROVE-30-18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,711  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 14,890  
**Land Acres<sup>\*</sup>:** 0.3418  
**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:**  
YUMUL FAMILY TRUST  
**Primary Owner Address:**  
601 BLAIR CT  
SOUTHLAKE, TX 76092

**Deed Date:** 4/4/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223056364](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YUMUL HONESTO;YUMUL MARIEL	5/18/2005	<a href="#">D205166297</a>	0000000	0000000
WENDEL PAULA;WENDEL THOMAS J	8/25/1998	00133930000068	0013393	0000068
CONN-ANDERSON HOMES INC	3/13/1998	00131390000314	0013139	0000314
WESTERRA TIMARRON LP	1/1/1997	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	\$852,019	\$225,000	\$1,077,019	\$1,077,019
2024	\$852,019	\$225,000	\$1,077,019	\$1,077,019
2023	\$962,435	\$225,000	\$1,187,435	\$817,366
2022	\$734,230	\$175,000	\$909,230	\$743,060
2021	\$500,509	\$175,000	\$675,509	\$675,509
2020	\$489,867	\$175,000	\$664,867	\$664,867

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

There are no exemptions for this property

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.