



**Address:** [3030 BRIAR LN](#)  
**City:** SOUTHLAKE  
**Georeference:** 18505--17R  
**Subdivision:** HILLTOP ACRES ADDITION-STHLAKE  
**Neighborhood Code:** 3S100K

**Latitude:** 32.9825399516  
**Longitude:** -97.1486148362  
**TAD Map:** 2102-476  
**MAPSCO:** TAR-012N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HILLTOP ACRES ADDITION-STHLAKE Lot 17R

**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:** OCONNOR & ASSOCIATES (00436)

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

**Notice Value:** \$1,386,101

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

**Site Number:** 07176309

**Site Name:** HILLTOP ACRES ADDITION-STHLAKE-17R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,355

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 65,340

**Land Acres<sup>\*</sup>:** 1.5000

**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:**

SPRADLING LEE SCOTT  
SPRADLING JERI DEE

**Primary Owner Address:**

3030 BRIAR LN  
SOUTHLAKE, TX 76092

**Deed Date:** 9/30/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214218151](#)

| Previous Owners                  | Date      | Instrument     | Deed Volume | Deed Page |
|----------------------------------|-----------|----------------|-------------|-----------|
| SMITH DONALD;SMITH VICTORIA      | 6/13/1998 | 00132990000306 | 0013299     | 0000306   |
| HOLMANS CASS;HOLMANS CHARLES III | 5/20/1998 | 00132410000679 | 0013241     | 0000679   |
| EDLAND JAMES L                   | 1/1/1998  | 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 | \$492,757          | \$675,000   | \$1,167,757  | \$879,002                    |
| 2024 | \$711,101          | \$675,000   | \$1,386,101  | \$799,093                    |
| 2023 | \$634,305          | \$675,000   | \$1,309,305  | \$726,448                    |
| 2022 | \$390,924          | \$500,000   | \$890,924    | \$629,241                    |
| 2021 | \$327,568          | \$500,000   | \$827,568    | \$572,037                    |
| 2020 | \$205,000          | \$550,000   | \$755,000    | \$520,034                    |

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.