



Address: [2809 TYLER ST](#)
City: SOUTHLAKE
Georeference: 22768C-1-5-70
Subdivision: KIRKWOOD HOLLOW ADDITION
Neighborhood Code: 3S100M

Latitude: 32.9757125899
Longitude: -97.1561973852
TAD Map: 2102-476
MAPSCO: TAR-011R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: KIRKWOOD HOLLOW
ADDITION Block 1 Lot 5 PLAT A-4537

Jurisdictions:

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

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,217,144

Protest Deadline Date: 5/24/2024

Site Number: 07186568

Site Name: KIRKWOOD HOLLOW ADDITION-1-5-70

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,698

Percent Complete: 100%

Land Sqft^{*}: 25,419

Land Acres^{*}: 0.5835

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:

CHIQUI LIVING TRUST

Primary Owner Address:

2809 TYLER ST
SOUTHLAKE, TX 76092

Deed Date: 11/7/2024

Deed Volume:

Deed Page:

Instrument: [D224221954](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARKER MATTHEW B;BARKER VIRIDIANA N	5/25/2021	D221150611		
SDAM LLC	4/23/2015	D215089284		
EXCEL MANAGEMENT CORPORATION	1/1/2010	D210281492	0000000	0000000
GRAND MESA INVESTMENTS INC	1/1/2007	D207423112	0000000	0000000
FAULKNER CHRISTOPHER A	6/28/2002	00158030000277	0015803	0000277
CALAIS CONSTRUCTION INCORP	9/7/1999	00140060000131	0014006	0000131
300 CONVENT STREET CORP	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 ⁺
2025	\$614,318	\$400,050	\$1,014,368	\$1,014,368
2024	\$817,094	\$400,050	\$1,217,144	\$1,217,144
2023	\$834,812	\$400,050	\$1,234,862	\$1,234,862
2022	\$949,317	\$270,875	\$1,220,192	\$1,220,192
2021	\$676,103	\$270,875	\$946,978	\$946,978
2020	\$625,878	\$262,575	\$888,453	\$888,453

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.