



**Address:** [2813 TYLER ST](#)  
**City:** SOUTHLAKE  
**Georeference:** 22768C-1-7-70  
**Subdivision:** KIRKWOOD HOLLOW ADDITION  
**Neighborhood Code:** 3S100M

**Latitude:** 32.9763195251  
**Longitude:** -97.1564644788  
**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 7 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:** \$1,146,286

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

**Site Number:** 07186584

**Site Name:** KIRKWOOD HOLLOW ADDITION-1-7-70

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,041

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 28,051

**Land Acres<sup>\*</sup>:** 0.6439

**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:**

THE PARKER LIVING TRUST

**Primary Owner Address:**

2813 TYLER ST  
SOUTHLAKE, TX 76092

**Deed Date:** 3/17/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225045831](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARKER THANE D;PARKER VERA E	2/1/2002	00154470000352	0015447	0000352
CALAIS CONSTRUCTION INC	6/5/2001	00149460000295	0014946	0000295
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 <sup>+</sup>
2025	\$556,831	\$418,200	\$975,031	\$975,031
2024	\$728,086	\$418,200	\$1,146,286	\$1,068,403
2023	\$756,482	\$418,200	\$1,174,682	\$971,275
2022	\$811,602	\$286,000	\$1,097,602	\$882,977
2021	\$572,948	\$286,000	\$858,948	\$802,706
2020	\$529,091	\$289,800	\$818,891	\$729,733

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.