



Address: [445 MARSHALL RD](#)
City: SOUTHLAKE
Georeference: 22768C-2-7
Subdivision: KIRKWOOD HOLLOW ADDITION
Neighborhood Code: 3S100M

Latitude: 32.9788908709
Longitude: -97.1556884755
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 2 Lot 7

Jurisdictions:

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

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$1,184,000

Protest Deadline Date: 5/24/2024

Site Number: 07186665

Site Name: KIRKWOOD HOLLOW ADDITION-2-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,706

Percent Complete: 100%

Land Sqft^{*}: 18,764

Land Acres^{*}: 0.4307

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

FRATUS FAMILY LIVING TRUST

Primary Owner Address:

445 MARSHALL RD
SOUTHLAKE, TX 76092

Deed Date: 10/6/2021

Deed Volume:

Deed Page:

Instrument: [D221301567](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRATUS KRISTINA;FRATUS STEVEN D	6/3/2019	D219122943		
BROWN HALL	6/15/2016	D216129635		
VOGEL JOHN-PAUL	4/25/2013	D213107556	0000000	0000000
BALDWIN GWEN E;BALDWIN RICHARD T	8/3/2010	D210195332	0000000	0000000
MOSELEY CAMI L;MOSELEY MADISON R	12/10/1999	00141380000311	0014138	0000311
D & D HOMES INC	4/27/1999	00138020000345	0013802	0000345
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	\$860,900	\$323,100	\$1,184,000	\$1,184,000
2024	\$860,900	\$323,100	\$1,184,000	\$1,078,110
2023	\$918,718	\$323,100	\$1,241,818	\$980,100
2022	\$884,913	\$215,400	\$1,100,313	\$891,000
2021	\$594,600	\$215,400	\$810,000	\$810,000
2020	\$590,268	\$193,860	\$784,128	\$784,128

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.