



Address: [435 MARSHALL RD](#)
City: SOUTHLAKE
Georeference: 22768C-2-12
Subdivision: KIRKWOOD HOLLOW ADDITION
Neighborhood Code: 3S100M

Latitude: 32.9788814627
Longitude: -97.1537886366
TAD Map: 2102-476
MAPSCO: TAR-011R



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

PROPERTY DATA

Legal Description: KIRKWOOD HOLLOW
ADDITION Block 2 Lot 12

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: OOWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$1,150,840

Protest Deadline Date: 5/24/2024

Site Number: 07186738

Site Name: KIRKWOOD HOLLOW ADDITION-2-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,404

Percent Complete: 100%

Land Sqft^{*}: 19,013

Land Acres^{*}: 0.4364

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:

RYAN DAVID
RYAN KAYLANN ALLAN

Primary Owner Address:

435 MARSHALL RD
SOUTHLAKE, TX 76092

Deed Date: 10/2/2017

Deed Volume:

Deed Page:

Instrument: [D217232090](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SREERAMOJU PRANAVI	2/7/2017	D217037042		
SREERAMOJU PRANAVI	11/1/2016	142-16-157235		
SREERAMOJU PRANAVI;VEERARAGHAVAN ANIL KUMAR G	9/2/2009	D209241782	0000000	0000000
PRUDENTIAL RELOCATION INC	8/14/2009	D209223003	0000000	0000000
RICHARDS MARTINA;RICHARDS R RYAN	5/29/2007	D207229653	0000000	0000000
SANDERS TATIANA O	2/26/2004	D204064538	0000000	0000000
COLL MARIO M JR;COLL RAQUEL F	1/18/2000	00141830000400	0014183	0000400
CHATEAUMAR HOMES INC	3/19/1999	001373300000052	0013733	0000052
300 CONVENT STREET CORP	1/1/1998	000000000000000	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	\$823,465	\$327,375	\$1,150,840	\$1,127,357
2024	\$823,465	\$327,375	\$1,150,840	\$1,024,870
2023	\$772,625	\$327,375	\$1,100,000	\$931,700
2022	\$881,750	\$218,250	\$1,100,000	\$847,000
2021	\$551,750	\$218,250	\$770,000	\$770,000
2020	\$534,575	\$196,425	\$731,000	\$731,000

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)

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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.