



Address: [427 MARSHALL RD](#)
City: SOUTHLAKE
Georeference: 22768C-2-16
Subdivision: KIRKWOOD HOLLOW ADDITION
Neighborhood Code: 3S100M

Latitude: 32.9778375747
Longitude: -97.1530028862
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 16

Jurisdictions:

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

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: GOODRICH REALTY CONSULTING (00974)

Notice Sent Date: 4/15/2025

Notice Value: \$1,205,696

Protest Deadline Date: 5/24/2024

Site Number: 07186770

Site Name: KIRKWOOD HOLLOW ADDITION-2-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,127

Percent Complete: 100%

Land Sqft^{*}: 19,919

Land Acres^{*}: 0.4572

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:

INCE CHRISTOPHER

Primary Owner Address:

427 MARSHALL RD
SOUTHLAKE, TX 76092

Deed Date: 3/19/2025

Deed Volume:

Deed Page:

Instrument: [D225047046](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| BEATTY ALEX;BEATTY CAITLIN | 2/24/2023 | D223030273 | | |
| SIDHU LAKHVIR;SIDHU SHEETAL | 10/23/2008 | D208409729 | 0000000 | 0000000 |
| NIZZI FRANK JR | 11/21/2005 | D205354732 | 0000000 | 0000000 |
| WELLS FARGO BANK | 5/3/2005 | D205133109 | 0000000 | 0000000 |
| EDWARD GEORGE;EDWARD MARY L | 1/5/2005 | D205055591 | 0000000 | 0000000 |
| EDWARDS GEORGE F;EDWARDS MARY L | 8/30/2000 | 00145100000113 | 0014510 | 0000113 |
| PHIL CHAFFINS CUSTOM HOMES | 8/15/2000 | 00145100000112 | 0014510 | 0000112 |
| 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 | \$862,721 | \$342,975 | \$1,205,696 | \$1,205,696 |
| 2024 | \$862,721 | \$342,975 | \$1,205,696 | \$1,205,696 |
| 2023 | \$807,025 | \$342,975 | \$1,150,000 | \$863,500 |
| 2022 | \$556,350 | \$228,650 | \$785,000 | \$785,000 |
| 2021 | \$556,350 | \$228,650 | \$785,000 | \$785,000 |
| 2020 | \$558,396 | \$205,785 | \$764,181 | \$761,325 |

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.