



**Address:** [414 BRYN MEADOWS](#)  
**City:** SOUTHLAKE  
**Georeference:** 42167C-62-53  
**Subdivision:** TIMARRON ADDN-EAGLE BEND ESTS  
**Neighborhood Code:** 3S020N

**Latitude:** 32.9239763334  
**Longitude:** -97.1497399902  
**TAD Map:** 2102-456  
**MAPSCO:** TAR-026N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TIMARRON ADDN-EAGLE  
BEND ESTS Block 62 Lot 53

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$2,260,968

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

**Site Number:** 07231512

**Site Name:** TIMARRON ADDN-EAGLE BEND ESTS-62-53

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 6,876

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 28,180

**Land Acres<sup>\*</sup>:** 0.6469

**Pool:** Y

<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:**

GEEK FAMILY TRUST

**Primary Owner Address:**

PO BOX 92411  
SOUTHLAKE, TX 76092

**Deed Date:** 5/13/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216103724](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEEK FAMILY TRUST	5/13/2016	<a href="#">D216103724</a>		
DAVIS EMILY M;DAVIS GABRIEL D	2/2/2016	<a href="#">D216043851</a>		
MADY CHARLES;MADY CONSTANCE	1/11/2007	<a href="#">D207023431</a>	0000000	0000000
MADY CHARLES P	10/7/2003	000000000000000	0000000	0000000
SMITH COURTNEY C;SMITH SUSIE	9/2/1999	00139980000413	0013998	0000413
JOHN CRAIG CUSTOM HOMES INC	1/4/1999	001360200000038	0013602	0000038
SOUTHLAKE RESIDENTIAL PROP	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 <sup>+</sup>
2025	\$1,660,968	\$600,000	\$2,260,968	\$1,930,466
2024	\$1,660,968	\$600,000	\$2,260,968	\$1,754,969
2023	\$1,768,563	\$600,000	\$2,368,563	\$1,595,426
2022	\$1,641,474	\$375,000	\$2,016,474	\$1,450,387
2021	\$943,534	\$375,000	\$1,318,534	\$1,318,534
2020	\$947,887	\$375,000	\$1,322,887	\$1,322,887

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.