



Address: [1311 EAGLE BEND](#)
City: SOUTHLAKE
Georeference: 42167C-63-6R
Subdivision: TIMARRON ADDN-EAGLE BEND ESTS
Neighborhood Code: 3S020N

Latitude: 32.9237034686
Longitude: -97.1487275505
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 63 Lot 6R

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: \$1,934,499

Protest Deadline Date: 5/24/2024

Site Number: 07232209

Site Name: TIMARRON ADDN-EAGLE BEND ESTS-63-6R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 6,099

Percent Complete: 100%

Land Sqft^{*}: 22,911

Land Acres^{*}: 0.5259

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:

DAILEY FAMILY TRUST

Primary Owner Address:

1311 EAGLE BEND
SOUTHLAKE, TX 76092

Deed Date: 9/20/2021

Deed Volume:

Deed Page:

Instrument: [D221279673](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAILEY LYNN M;DAILEY MARK D	2/7/2000	00142210000191	0014221	0000191
D & D HOMES INC	6/10/1999	00138740000290	0013874	0000290
SOUTHLAKE RESIDENTIAL PROP	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	\$1,494,499	\$440,000	\$1,934,499	\$1,566,587
2024	\$1,494,499	\$440,000	\$1,934,499	\$1,424,170
2023	\$1,410,000	\$440,000	\$1,850,000	\$1,294,700
2022	\$1,385,310	\$275,000	\$1,660,310	\$1,177,000
2021	\$795,000	\$275,000	\$1,070,000	\$1,070,000
2020	\$795,000	\$275,000	\$1,070,000	\$1,070,000

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)

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.