



**Address:** [1313 EAGLE BEND](#)  
**City:** SOUTHLAKE  
**Georeference:** 42167C-63-7R  
**Subdivision:** TIMARRON ADDN-EAGLE BEND ESTS  
**Neighborhood Code:** 3S020N

**Latitude:** 32.9234552351  
**Longitude:** -97.1485488831  
**TAD Map:** 2102-456  
**MAPSCO:** TAR-026S



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 7R

**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:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

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

**Notice Value:** \$1,845,000

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

**Site Number:** 07232225

**Site Name:** TIMARRON ADDN-EAGLE BEND ESTS-63-7R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,969

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 23,985

**Land Acres<sup>\*</sup>:** 0.5506

<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:**

BRIGGLE JOSH D  
BRIGGLE ROSEMARY H

**Primary Owner Address:**

1313 EAGLE BEND  
SOUTHLAKE, TX 76092

**Deed Date:** 8/3/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217180784](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GIGER CARLO G	9/23/2010	<a href="#">D210245318</a>	0000000	0000000
CHELLGREN MARIANNE;CHELLGREN PAUL	11/1/1999	00140870000427	0014087	0000427
NEWTON KUSTOM KASTLES INC	2/25/1999	00139170000568	0013917	0000568
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 <sup>+</sup>
2025	\$1,350,135	\$440,000	\$1,790,135	\$1,564,882
2024	\$1,405,000	\$440,000	\$1,845,000	\$1,422,620
2023	\$1,360,000	\$440,000	\$1,800,000	\$1,293,291
2022	\$1,380,000	\$275,000	\$1,655,000	\$1,175,719
2021	\$793,835	\$275,000	\$1,068,835	\$1,068,835
2020	\$826,730	\$275,000	\$1,101,730	\$1,101,730

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.