



**Address:** [1203 KIRKCALDY CT](#)  
**City:** SOUTHLAKE  
**Georeference:** 42166C-2-11  
**Subdivision:** TIMARRON ADDN - HUNTLY MANOR  
**Neighborhood Code:** 3S020D

**Latitude:** 32.9244448973  
**Longitude:** -97.134503046  
**TAD Map:** 2108-456  
**MAPSCO:** TAR-026P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TIMARRON ADDN - HUNTLY  
MANOR Block 2 Lot 11

**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:** \$1,588,791

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

**Site Number:** 07241747

**Site Name:** TIMARRON ADDN - HUNTLY MANOR-2-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,830

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 26,499

**Land Acres<sup>\*</sup>:** 0.6083

**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:**

B FAMILY TRUST

**Primary Owner Address:**

1203 KIRKCALDY CT  
SOUTHLAKE, TX 76092

**Deed Date:** 5/16/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224086156](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUNCHEER KRISTEN;BUNCHEER MARC	10/20/2017	<a href="#">D217247298</a>		
HAMILTON CUSTOM HOMES LLC	6/16/2017	<a href="#">D217140158</a>		
WILSON MICHAEL S;WILSON TRISH	5/22/2000	00143560000159	0014356	0000159
PIERCE HOMES INC	5/21/1999	00138650000206	0013865	0000206
WESTERRA TIMARRON LP	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	\$1,263,791	\$325,000	\$1,588,791	\$1,588,791
2024	\$1,263,791	\$325,000	\$1,588,791	\$1,345,589
2023	\$1,256,700	\$325,000	\$1,581,700	\$1,223,263
2022	\$1,024,478	\$225,000	\$1,249,478	\$1,112,057
2021	\$785,961	\$225,000	\$1,010,961	\$1,010,961
2020	\$789,556	\$225,000	\$1,014,556	\$1,014,556

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.