



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

**Latitude:** 32.9256104327  
**Longitude:** -97.1323498825  
**TAD Map:** 2108-456  
**MAPSCO:** TAR-026Q



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 3 Lot 3

**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:** \$1,371,855  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07241763  
**Site Name:** TIMARRON ADDN - HUNTLY MANOR-3-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,788  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 16,500  
**Land Acres<sup>\*</sup>:** 0.3787  
**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:**  
FRANCIS DWIGHT M  
FRANCIS PAMELA  
**Primary Owner Address:**  
1203 CHAMPIONS WAY  
SOUTHLAKE, TX 76092-9626

**Deed Date:** 5/30/2003  
**Deed Volume:** 0016891  
**Deed Page:** 0000104  
**Instrument:** 00168910000104

Previous Owners	Date	Instrument	Deed Volume	Deed Page
POAGE JAMES;POAGE LINDA JOHNS	5/14/2001	00148990000001	0014899	0000001
POAGE JAMES B;POAGE LINDA S	3/28/2000	00143370000073	0014337	0000073
DANFORD JEFFERY	12/7/1999	00141330000109	0014133	0000109
MONUMENT CUSTOM HOMES	10/19/1998	00134880000252	0013488	0000252
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	\$1,046,855	\$325,000	\$1,371,855	\$1,275,483
2024	\$1,046,855	\$325,000	\$1,371,855	\$1,159,530
2023	\$1,196,738	\$325,000	\$1,521,738	\$1,054,118
2022	\$843,107	\$225,000	\$1,068,107	\$958,289
2021	\$646,172	\$225,000	\$871,172	\$871,172
2020	\$649,093	\$225,000	\$874,093	\$874,093

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.