



Image not found or type unknown

Address: [1207 CHAMPIONS WAY](#)
City: SOUTHLAKE
Georeference: 42166C-3-5
Subdivision: TIMARRON ADDN - HUNTLY MANOR
Neighborhood Code: 3S020D

Latitude: 32.9249983067
Longitude: -97.1323656925
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 5

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

Protest Deadline Date: 5/24/2024

Site Number: 07241798

Site Name: TIMARRON ADDN - HUNTLY MANOR-3-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,260

Percent Complete: 100%

Land Sqft^{*}: 16,500

Land Acres^{*}: 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:

KEMPHAUS NICK
KEMPHAUS ANNE D

Primary Owner Address:

1207 CHAMPIONS WAY
SOUTHLAKE, TX 76092

Deed Date: 8/24/2023

Deed Volume:

Deed Page:

Instrument: [D223156615](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BSJ TRUST	5/21/2019	D219108587		
HOSTETLER JOHN;HOSTETLER RENNY	1/6/2000	00141720000144	0014172	0000144
BRUTON CONSTRUCTION CO INC	12/30/1998	00135940000448	0013594	0000448
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 ⁺
2025	\$1,139,319	\$325,000	\$1,464,319	\$1,464,319
2024	\$1,139,319	\$325,000	\$1,464,319	\$1,464,319
2023	\$1,303,135	\$325,000	\$1,628,135	\$1,628,135
2022	\$919,920	\$225,000	\$1,144,920	\$1,144,920
2021	\$704,705	\$225,000	\$929,705	\$929,705
2020	\$707,908	\$225,000	\$932,908	\$932,908

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.