



Address: [1209 CHAMPIONS WAY](#)
City: SOUTHLAKE
Georeference: 42166C-3-6
Subdivision: TIMARRON ADDN - HUNTLY MANOR
Neighborhood Code: 3S020D

Latitude: 32.9246744486
Longitude: -97.1323515873
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 6

Jurisdictions:

CITY OF SOUTHLAKE (022)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CARROLL ISD (919)

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,221,331

Protest Deadline Date: 5/24/2024

Site Number: 07241801

Site Name: TIMARRON ADDN - HUNTLY MANOR-3-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,954

Percent Complete: 100%

Land Sqft^{*}: 19,126

Land Acres^{*}: 0.4390

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:

DITTRICH RAYMOND
DITTRICH BONNIE

Primary Owner Address:

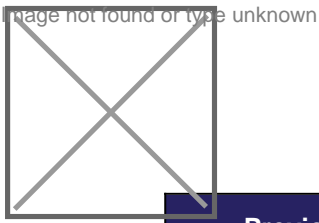
1209 CHAMPIONS WAY
SOUTHLAKE, TX 76092-9626

Deed Date: 9/22/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209290201](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DITTRICH RAYMOND R	9/13/1999	00140190000194	0014019	0000194
HOWARD HOMES	10/29/1998	00135100000388	0013510	0000388
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	\$896,331	\$325,000	\$1,221,331	\$1,142,086
2024	\$896,331	\$325,000	\$1,221,331	\$1,038,260
2023	\$1,021,978	\$325,000	\$1,346,978	\$943,873
2022	\$720,035	\$225,000	\$945,035	\$858,066
2021	\$555,060	\$225,000	\$780,060	\$780,060
2020	\$557,553	\$225,000	\$782,553	\$782,553

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.