



**Address:** [1208 CHAMPIONS WAY](#)  
**City:** SOUTHLAKE  
**Georeference:** 42166C-2-17  
**Subdivision:** TIMARRON ADDN - HUNTLY MANOR  
**Neighborhood Code:** 3S020D

**Latitude:** 32.9250475834  
**Longitude:** -97.1330486105  
**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 17

**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:** DOMUTAX LLC (13011)

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

**Notice Value:** \$1,251,239

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

**Site Number:** 07241933

**Site Name:** TIMARRON ADDN - HUNTLY MANOR-2-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,726

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,000

**Land Acres<sup>\*</sup>:** 0.3443

**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:**

JENKINS WENDY B  
JENKINS MICHAEL

**Primary Owner Address:**

1208 CHAMPIONS WAY  
SOUTHLAKE, TX 76092-9611

**Deed Date:** 5/18/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211253532](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHERIDAN RICHARD L	10/24/2007	<a href="#">D207386474</a>	0000000	0000000
BELL DEBRA L;BELL THOMAS L	8/13/1999	00139640000412	0013964	0000412
CONN-ANDERSON HOMES INC	3/17/1999	00137230000470	0013723	0000470
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	\$786,000	\$325,000	\$1,111,000	\$1,111,000
2024	\$926,239	\$325,000	\$1,251,239	\$1,089,000
2023	\$995,208	\$325,000	\$1,320,208	\$990,000
2022	\$675,000	\$225,000	\$900,000	\$900,000
2021	\$595,000	\$225,000	\$820,000	\$820,000
2020	\$595,000	\$225,000	\$820,000	\$820,000

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.