



Address: [1204 BARLOW BEND](#)
City: SOUTHLAKE
Georeference: 42166C-2-22
Subdivision: TIMARRON ADDN - HUNTLY MANOR
Neighborhood Code: 3S020D

Latitude: 32.9258213558
Longitude: -97.1330156517
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 22

Jurisdictions:

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

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,150,000

Protest Deadline Date: 5/24/2024

Site Number: 07242050

Site Name: TIMARRON ADDN - HUNTLY MANOR-2-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,789

Percent Complete: 100%

Land Sqft^{*}: 16,818

Land Acres^{*}: 0.3860

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

ENGBRETSON TYLER S
ENGBRETSON ASHLEY ALLISON

Primary Owner Address:

1204 BARLOW BEND
SOUTHLAKE, TX 76092

Deed Date: 2/21/2020

Deed Volume:

Deed Page:

Instrument: [D220044556](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCKERLEY FARAHNAZ;MCKERLEY MARCUS	8/6/2012	D212193162	0000000	0000000
MILBURN BETTY J;MILBURN JOHN M	6/6/2001	00149460000488	0014946	0000488
MONUMENT CUSTOM HOMES LP	10/31/2000	00146000000475	0014600	0000475
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	\$825,000	\$325,000	\$1,150,000	\$1,127,353
2024	\$825,000	\$325,000	\$1,150,000	\$1,024,866
2023	\$875,000	\$325,000	\$1,200,000	\$931,696
2022	\$621,996	\$225,000	\$846,996	\$846,996
2021	\$613,449	\$174,654	\$788,103	\$788,103
2020	\$568,346	\$225,000	\$793,346	\$793,346

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.