



**Address:** [1624 BYRON NELSON PKWY](#)  
**City:** SOUTHLAKE  
**Georeference:** 42166C-1-25  
**Subdivision:** TIMARRON ADDN - HUNTLY MANOR  
**Neighborhood Code:** 3S020D

**Latitude:** 32.9225637458  
**Longitude:** -97.1317812885  
**TAD Map:** 2108-456  
**MAPSCO:** TAR-026U



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 1 Lot 25

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$1,749,456

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

**Site Number:** 07289995

**Site Name:** TIMARRON ADDN - HUNTLY MANOR-1-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,955

**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:**

MCLAUGHLIN CHRISTOPHER LINDLEY  
MCLAUGHLIN CHERAY NICOLE

**Primary Owner Address:**

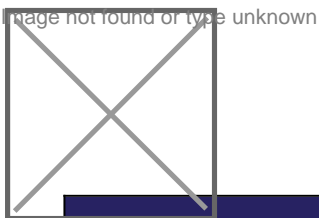
1624 BYRON NELSON PKWY  
SOUTHLAKE, TX 76092

**Deed Date:** 5/27/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221153760](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VENIS KATHRYN;VENIS TROY	6/6/2013	<a href="#">D213147502</a>	0000000	0000000
CLARK BRAD D;CLARK JACQUELINE	4/27/2012	<a href="#">D212105478</a>	0000000	0000000
BJOERKMAN CAMILLA;BJOERKMAN MATS	9/18/2009	<a href="#">D209253061</a>	0000000	0000000
CARTUS FINANCIAL CORP	1/14/2009	<a href="#">D209253060</a>	0000000	0000000
RANKIN JAMES M;RANKIN PAIGE	5/20/2005	<a href="#">D205154034</a>	0000000	0000000
SHAFFER JEFFERY D;SHAFFER JUDITH	12/13/2002	00162520000037	0016252	0000037
CONN-ANDERSON HOMES INC	7/6/2001	00150130000062	0015013	0000062
RIVERSTONE CUSTOM HOMES	5/11/2001	00149310000071	0014931	0000071
WESTERRA TIMARRON LP	1/1/1999	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	\$1,099,456	\$650,000	\$1,749,456	\$1,749,456
2024	\$1,099,456	\$650,000	\$1,749,456	\$1,618,898
2023	\$1,256,169	\$650,000	\$1,906,169	\$1,471,725
2022	\$887,932	\$450,000	\$1,337,932	\$1,337,932
2021	\$612,332	\$450,000	\$1,062,332	\$1,062,332
2020	\$612,332	\$450,000	\$1,062,332	\$1,062,332

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.