



**Address:** [1640 BYRON NELSON PKWY](#)  
**City:** SOUTHLAKE  
**Georeference:** 42166C-1-29  
**Subdivision:** TIMARRON ADDN - HUNTLY MANOR  
**Neighborhood Code:** 3S020D

**Latitude:** 32.9214576865  
**Longitude:** -97.1318935144  
**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 29

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$1,836,839

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

**Site Number:** 07290039

**Site Name:** TIMARRON ADDN - HUNTLY MANOR-1-29

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,474

**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:**

BRESNEHAN PAUL F  
BRESNEHAN MICHELE

**Primary Owner Address:**

1640 BYRON NELSON PKWY  
SOUTHLAKE, TX 76092-9633

**Deed Date:** 8/17/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212204253](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARDILLO SHAWNA L;CARDILLO V J	7/14/2003	<a href="#">D203267879</a>	0016972	0000159
DUEBENDORFER JOHN;DUEBENDORFER LINDA	12/27/2001	00153710000185	0015371	0000185
WESTERRA TIMARRON LP	10/14/2000	00000000000000	0000000	0000000
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	\$1,186,839	\$650,000	\$1,836,839	\$1,730,077
2024	\$1,186,839	\$650,000	\$1,836,839	\$1,572,797
2023	\$1,358,910	\$650,000	\$2,008,910	\$1,429,815
2022	\$957,890	\$450,000	\$1,407,890	\$1,299,832
2021	\$731,665	\$450,000	\$1,181,665	\$1,181,665
2020	\$734,966	\$450,000	\$1,184,966	\$1,184,966

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.