



**Address:** [1321 PROVINCE LN](#)  
**City:** SOUTHLAKE  
**Georeference:** 42166C-7-27  
**Subdivision:** TIMARRON ADDN - HUNTLY MANOR  
**Neighborhood Code:** 3S020D

**Latitude:** 32.9191246062  
**Longitude:** -97.1303741656  
**TAD Map:** 2108-452  
**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 7 Lot 27

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$1,757,376

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

**Site Number:** 07290454

**Site Name:** TIMARRON ADDN - HUNTLY MANOR-7-27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 6,418

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 26,804

**Land Acres<sup>\*</sup>:** 0.6153

**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:**

THE LEDLIE FAMILY TRUST

**Primary Owner Address:**

1321 PROVINCE LN  
SOUTHLAKE, TX 76092

**Deed Date:** 4/30/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224074131](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUTLER GEORGE W	10/21/2011	<a href="#">D211258847</a>	0000000	0000000
SAMUEL JENNIFER;SAMUEL JOHN	8/11/2006	<a href="#">D206253811</a>	0000000	0000000
SLUSSER CLASSIC HOMES INC	7/26/2001	00150440000277	0015044	0000277
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	\$1,432,376	\$325,000	\$1,757,376	\$1,757,376
2024	\$1,432,376	\$325,000	\$1,757,376	\$1,487,862
2023	\$1,638,935	\$325,000	\$1,963,935	\$1,352,602
2022	\$1,164,439	\$225,000	\$1,389,439	\$1,229,638
2021	\$892,853	\$225,000	\$1,117,853	\$1,117,853
2020	\$896,828	\$225,000	\$1,121,828	\$1,121,828

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.