



Address: [1305 PROVINCE LN](#)
City: SOUTHLAKE
Georeference: 42166C-7-31
Subdivision: TIMARRON ADDN - HUNTLY MANOR
Neighborhood Code: 3S020D

Latitude: 32.9191389414
Longitude: -97.131685589
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 31

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: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$1,504,000

Protest Deadline Date: 5/24/2024

Site Number: 07290497

Site Name: TIMARRON ADDN - HUNTLY MANOR-7-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,641

Percent Complete: 100%

Land Sqft^{*}: 11,395

Land Acres^{*}: 0.2615

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SCLAFANI MATTHEW
SCLAFANI JENNIFE

Primary Owner Address:

1305 PROVINCE LN
SOUTHLAKE, TX 76092-9631

Deed Date: 9/28/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212241368](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HORAK CURTIS H;HORAK JANICE Y	8/4/2008	D208314078	0000000	0000000
SILVERMAN ERIC S;SILVERMAN SUSIE S	5/23/2002	00157120000213	0015712	0000213
CONN-ANDERSON HOMES INC	11/28/2000	00146370000552	0014637	0000552
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 ⁺
2025	\$1,179,000	\$325,000	\$1,504,000	\$1,210,084
2024	\$1,179,000	\$325,000	\$1,504,000	\$1,100,076
2023	\$1,207,000	\$325,000	\$1,532,000	\$1,000,069
2022	\$684,154	\$225,000	\$909,154	\$909,154
2021	\$684,154	\$225,000	\$909,154	\$909,154
2020	\$684,154	\$225,000	\$909,154	\$909,154

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.