



Address: [1314 PROVINCE LN](#)
City: SOUTHLAKE
Georeference: 42166C-8-8
Subdivision: TIMARRON ADDN - HUNTLY MANOR
Neighborhood Code: 3S020D

Latitude: 32.9196352643
Longitude: -97.1312664569
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 8 Lot 8

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: \$1,250,000

Protest Deadline Date: 5/24/2024

Site Number: 07290594

Site Name: TIMARRON ADDN - HUNTLY MANOR-8-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,655

Percent Complete: 100%

Land Sqft^{*}: 11,700

Land Acres^{*}: 0.2685

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:

RANGEE BALJIT S
RANGEE GURPREET K

Primary Owner Address:

1314 PROVINCE LN
SOUTHLAKE, TX 76092

Deed Date: 6/30/2017

Deed Volume:

Deed Page:

Instrument: [D217152908](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KAVA BRIAN;KAVA DENISE	6/6/2006	D206180350	0000000	0000000
PAYTON PATRICK SEAN	3/7/2003	00164940000405	0016494	0000405
CONN-ANDERSON HOMES INC	7/5/2001	00150100000181	0015010	0000181
K & H HOMES LTD	6/14/2000	00144010000359	0014401	0000359
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	\$878,000	\$325,000	\$1,203,000	\$1,144,659
2024	\$925,000	\$325,000	\$1,250,000	\$1,040,599
2023	\$1,075,000	\$325,000	\$1,400,000	\$945,999
2022	\$634,999	\$225,000	\$859,999	\$859,999
2021	\$635,000	\$225,000	\$860,000	\$860,000
2020	\$686,000	\$225,000	\$911,000	\$911,000

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.