



**Address:** [1312 MONTGOMERY LN](#)  
**City:** SOUTHLAKE  
**Georeference:** 42172C-3-11  
**Subdivision:** TIMARRON ADDN - WARWICK GREEN  
**Neighborhood Code:** 3S020J

**Latitude:** 32.9252403482  
**Longitude:** -97.131865885  
**TAD Map:** 2108-456  
**MAPSCO:** TAR-026Q



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** TIMARRON ADDN - WARWICK  
GREEN Block 3 Lot 11

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2000

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$1,344,056

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

**Site Number:** 07290675

**Site Name:** TIMARRON ADDN - WARWICK GREEN-3-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,854

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,791

**Land Acres<sup>\*</sup>:** 0.2936

**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:**

KOERCKEL ANDRE J  
FORREST STEFANIE A

**Primary Owner Address:**

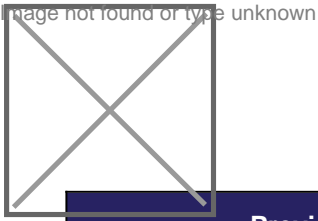
1312 MONTGOMERY LN  
SOUTHLAKE, TX 76092

**Deed Date:** 8/19/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214181089](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GILCHRIST ANTHEA D	2/18/2014	<a href="#">D214033521</a>	0000000	0000000
GILCHRIST ANTHEA;GILCHRIST GREGORY	8/11/2000	00144750000197	0014475	0000197
LAKEWOOD HOMES INC	8/27/1999	00140040000222	0014004	0000222
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	\$1,179,056	\$165,000	\$1,344,056	\$1,185,349
2024	\$1,179,056	\$165,000	\$1,344,056	\$1,077,590
2023	\$1,184,597	\$165,000	\$1,349,597	\$979,627
2022	\$750,570	\$140,000	\$890,570	\$890,570
2021	\$754,065	\$140,000	\$894,065	\$894,065
2020	\$677,713	\$140,000	\$817,713	\$817,713

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.