



Address: [1326 MONTGOMERY LN](#)
City: SOUTHLAKE
Georeference: 42172C-3-18
Subdivision: TIMARRON ADDN - WARWICK GREEN
Neighborhood Code: 3S020J

Latitude: 32.9258455947
Longitude: -97.130369518
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 18

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: Multi

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,310,701

Protest Deadline Date: 5/24/2024

Site Number: 07290756

Site Name: TIMARRON ADDN - WARWICK GREEN-3-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,700

Percent Complete: 100%

Land Sqft^{*}: 11,200

Land Acres^{*}: 0.2571

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:

MONTGOMERY LIVING TRUST

Primary Owner Address:

1326 MONTGOMERY LN
SOUTHLAKE, TX 76092

Deed Date: 1/18/2024

Deed Volume:

Deed Page:

Instrument: [D224010014](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LALANI EZMINA K;LALANI SHAMSUDDIN B	5/11/2015	D215097536		
MODUR LISA;MODUR PRADEEP N	7/29/2009	D209209011	0000000	0000000
NATIONAL RESIDENTIAL NOM SERV	6/25/2009	D209209010	0000000	0000000
CLIFFORD HOLLY K;CLIFFORD KEVIN J	9/4/2003	D203333594	0017167	0000064
ALLEN NANCY A;ALLEN WILLIAM K	12/14/2001	00153410000117	0015341	0000117
DREES CUSTOM HOMES LP	12/21/2000	00147110000441	0014711	0000441
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	\$1,145,701	\$165,000	\$1,310,701	\$1,310,701
2024	\$1,145,701	\$165,000	\$1,310,701	\$1,048,857
2023	\$1,151,053	\$165,000	\$1,316,053	\$953,506
2022	\$726,824	\$140,000	\$866,824	\$866,824
2021	\$730,189	\$140,000	\$870,189	\$870,189
2020	\$630,587	\$140,000	\$770,587	\$770,587

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

There are no exemptions for this property

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.