



**Address:** [1346 MONTGOMERY LN](#)  
**City:** SOUTHLAKE  
**Georeference:** 42172C-3-23  
**Subdivision:** TIMARRON ADDN - WARWICK GREEN  
**Neighborhood Code:** 3S020J

**Latitude:** 32.9258628271  
**Longitude:** -97.1290255902  
**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 23

**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:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

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

**Notice Value:** \$1,060,545

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

**Site Number:** 07290799

**Site Name:** TIMARRON ADDN - WARWICK GREEN-3-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,119

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,408

**Land Acres<sup>\*</sup>:** 0.3078

**Pool:** N

<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:**

HERRMANN DAVID P  
HERRMANN STEPHAN

**Primary Owner Address:**

1346 MONTGOMERY LN  
SOUTHLAKE, TX 76092-9600

**Deed Date:** 11/14/2001

**Deed Volume:** 0015282

**Deed Page:** 0000365

**Instrument:** 00152820000365

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAKEWOOD HOMES INC	3/20/2001	00148160000215	0014816	0000215
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	\$842,518	\$165,000	\$1,007,518	\$981,514
2024	\$895,545	\$165,000	\$1,060,545	\$892,285
2023	\$946,000	\$165,000	\$1,111,000	\$811,168
2022	\$597,425	\$140,000	\$737,425	\$737,425
2021	\$619,982	\$140,000	\$759,982	\$682,000
2020	\$480,000	\$140,000	\$620,000	\$620,000

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.