



Address: [1413 MONARCH WAY](#)
City: SOUTHLAKE
Georeference: 42172C-7-7
Subdivision: TIMARRON ADDN - WARWICK GREEN
Neighborhood Code: 3S020J

Latitude: 32.9225436861
Longitude: -97.1300364338
TAD Map: 2108-456
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 - WARWICK GREEN Block 7 Lot 7

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,081,341

Protest Deadline Date: 5/24/2024

Site Number: 07291450

Site Name: TIMARRON ADDN - WARWICK GREEN-7-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,779

Percent Complete: 100%

Land Sqft^{*}: 11,978

Land Acres^{*}: 0.2749

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

FILE FAMILY TRUST

Primary Owner Address:

1413 MONARCH WAY
SOUTHLAKE, TX 76092

Deed Date: 3/6/2024

Deed Volume:

Deed Page:

Instrument: [D224042507](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FILE HOPE E;FILE RUSSELL Q	5/31/2001	001493000000082	0014930	0000082
WESTERRA TIMARRON LP	1/1/1999	000000000000000	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	\$916,341	\$165,000	\$1,081,341	\$915,063
2024	\$916,341	\$165,000	\$1,081,341	\$831,875
2023	\$920,777	\$165,000	\$1,085,777	\$756,250
2022	\$584,792	\$140,000	\$724,792	\$687,500
2021	\$485,000	\$140,000	\$625,000	\$625,000
2020	\$485,000	\$140,000	\$625,000	\$625,000

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.