



**Address:** [3045 LOCH MEADOW CT](#)  
**City:** SOUTHLAKE  
**Georeference:** 24127C-1-12  
**Subdivision:** LOCH MEADOW ESTATES ADDITION  
**Neighborhood Code:** 3S100N

**Latitude:** 32.9816986944  
**Longitude:** -97.142822294  
**TAD Map:** 2108-476  
**MAPSCO:** TAR-012N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LOCH MEADOW ESTATES  
ADDITION Block 1 Lot 12

**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:** TARRANT PROPERTY TAX SERVICE (00065)

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

**Notice Value:** \$1,875,000

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

**Site Number:** 07303572

**Site Name:** LOCH MEADOW ESTATES ADDITION-1-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 6,934

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 47,431

**Land Acres<sup>\*</sup>:** 1.0888

**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:**

DICKENSON TIFFANY N  
DICKENSON JOHN A

**Primary Owner Address:**

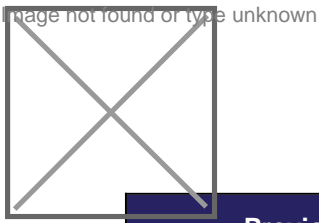
3045 LOCH MEADOW CT  
SOUTHLAKE, TX 76092-2618

**Deed Date:** 6/9/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210145362](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOMESALES INC	3/30/2010	<a href="#">D210084542</a>	0000000	0000000
CHASE HOME FINANCE LLC	2/2/2010	<a href="#">D210030098</a>	0000000	0000000
EDSON ERIC C;EDSON KAREN B	11/22/2001	00152880000215	0015288	0000215
RITZ PROPERTIES LTD	11/21/2001	00152880000213	0015288	0000213
FRANK RITZ COMPANY	11/27/2000	00146350000110	0014635	0000110
LOCH DEVELOPMENT LTD	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	\$1,214,036	\$413,752	\$1,627,788	\$1,627,788
2024	\$1,461,248	\$413,752	\$1,875,000	\$1,607,595
2023	\$1,393,721	\$455,128	\$1,848,849	\$1,461,450
2022	\$1,174,505	\$327,711	\$1,502,216	\$1,328,591
2021	\$880,099	\$327,711	\$1,207,810	\$1,207,810
2020	\$749,756	\$514,558	\$1,264,314	\$1,264,314

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.