



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)

Site Number: 07303572

Site Name: LOCH MEADOW ESTATES ADDITION-1-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 6,934

Percent Complete: 100%

Land Sqft^{*}: 47,431

Land Acres^{*}: 1.0888

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

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:

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	D210084542	0000000	0000000
CHASE HOME FINANCE LLC	2/2/2010	D210030098	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 ⁺
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.