



Address: [612 TRAILHEAD DR](#)
City: SOUTHLAKE
Georeference: 42430C-1-4
Subdivision: TRAILHEAD ADDITION, THE
Neighborhood Code: 3W020Q

Latitude: 32.9426600605
Longitude: -97.1936393933
TAD Map: 2090-464
MAPSCO: TAR-024H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRAILHEAD ADDITION, THE
Block 1 Lot 4
Jurisdictions:
CITY OF SOUTHLAKE (022)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)
State Code: A
Year Built: 2000
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$1,058,556
Protest Deadline Date: 5/24/2024

Site Number: 07390807
Site Name: TRAILHEAD ADDITION, THE-1-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 4,455
Percent Complete: 100%
Land Sqft*: 20,007
Land Acres*: 0.4592
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:
HANSEN KYLE C
HANSEN STEPHANIE
Primary Owner Address:
612 TRAILHEAD DR
SOUTHLAKE, TX 76092-5719
Deed Date: 5/28/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D210130594](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHILLIPS AMY;PHILLIPS BYRON	2/13/2007	D207064448	0000000	0000000
BRACKEN ELAINE	12/17/2006	D207064446	0000000	0000000
BRACKEN ELAINE;BRACKEN TERENCE	11/22/2000	00146290000472	0014629	0000472
PERRY HOMES	2/25/2000	00142390000052	0014239	0000052
FRED JOYCE-MARY MYERS ENT INC	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	\$858,556	\$200,000	\$1,058,556	\$725,613
2024	\$858,556	\$200,000	\$1,058,556	\$659,648
2023	\$758,000	\$200,000	\$958,000	\$599,680
2022	\$435,164	\$110,000	\$545,164	\$545,164
2021	\$437,218	\$110,000	\$547,218	\$547,218
2020	\$439,273	\$110,000	\$549,273	\$549,273

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.