



# Tarrant Appraisal District Property Information | PDF Account Number: 07654189

### Address: 3105 MERRIMAC CT

City: SOUTHLAKE Georeference: 7184C-2-19 Subdivision: CHESAPEAKE PLACE ADDITION Neighborhood Code: 3W020C

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

## PROPERTY DATA

Legal Description: CHESAPEAKE PLACE ADDITION Block 2 Lot 19 Jurisdictions: CITY OF SOUTHLAKE (022) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) KELLER ISD (907) State Code: A Year Built: 2001 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$873,592 Protest Deadline Date: 5/24/2024 Latitude: 32.9296925494 Longitude: -97.1986094697 TAD Map: 2090-456 MAPSCO: TAR-024Q



Site Number: 07654189 Site Name: CHESAPEAKE PLACE ADDITION-2-19 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 3,859 Percent Complete: 100% Land Sqft<sup>\*</sup>: 20,677 Land Acres<sup>\*</sup>: 0.4746 Pool: Y

#### +++ Rounded.

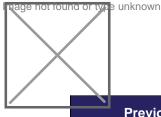
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## **OWNER INFORMATION**

Current Owner: FOLLIS MARK A Primary Owner Address: 3105 MERRIMAC CT SOUTHLAKE, TX 76092-8109

Deed Date: 8/21/2012 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D212224897

Tarrant Appraisal District Property Information | PDF



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FOLLIS MARK A	10/27/2003	D203420292	000000	0000000
FOLLIS MARK	10/30/2001	00152340000403	0015234	0000403
PULTE HOME CORP OF TEXAS	1/1/2000	000000000000000000000000000000000000000	000000	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	\$698,592	\$175,000	\$873,592	\$800,195
2024	\$698,592	\$175,000	\$873,592	\$727,450
2023	\$662,000	\$150,000	\$812,000	\$661,318
2022	\$655,044	\$125,000	\$780,044	\$601,198
2021	\$421,544	\$125,000	\$546,544	\$546,544
2020	\$423,460	\$125,000	\$548,460	\$548,460

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.