



Address: [1434 EAGLE BEND](#)
City: SOUTHLAKE
Georeference: 42167C-64-26
Subdivision: TIMARRON ADDN-EAGLE BEND ESTS
Neighborhood Code: 3S020N

Latitude: 32.919373251
Longitude: -97.1437697327
TAD Map: 2108-452
MAPSCO: TAR-026S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TIMARRON ADDN-EAGLE
BEND ESTS Block 64 Lot 26

Jurisdictions:

CITY OF SOUTHLAKE (022)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CARROLL ISD (919)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$2,500,000

Protest Deadline Date: 5/24/2024

Site Number: 07659032

Site Name: TIMARRON ADDN-EAGLE BEND ESTS-64-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 8,225

Percent Complete: 100%

Land Sqft^{*}: 30,190

Land Acres^{*}: 0.6930

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:

FARMER MICHAEL J AND KENDRA J FARMER FAMILY TRUST

Primary Owner Address:

1434 EAGLE BEND DR
SOUTHLAKE, TX 76092

Deed Date: 4/30/2018

Deed Volume:

Deed Page:

Instrument: [D218097120](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FARMER KENDRA;FARMER MICHAEL J	11/18/2005	D205350657	0000000	0000000
MCELROY GREGORY V;MCELROY JAMI C	9/26/2000	00151900000156	0015190	0000156
CARY HY CUST HOMES INC	9/25/2000	00145570000240	0014557	0000240
SOUTHLAKE RESIDENTAL PROP	1/1/2000	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	\$1,930,000	\$570,000	\$2,500,000	\$2,209,424
2024	\$1,930,000	\$570,000	\$2,500,000	\$2,008,567
2023	\$2,029,175	\$570,000	\$2,599,175	\$1,825,970
2022	\$1,781,750	\$356,250	\$2,138,000	\$1,659,973
2021	\$1,152,816	\$356,250	\$1,509,066	\$1,509,066
2020	\$1,049,750	\$356,250	\$1,406,000	\$1,406,000

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.