



Address: [1409 EAGLE BEND](#)
City: SOUTHLAKE
Georeference: 42167C-63-20
Subdivision: TIMARRON ADDN-EAGLE BEND ESTS
Neighborhood Code: 3S020N

Latitude: 32.9208145645
Longitude: -97.1462728238
TAD Map: 2108-456
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 63 Lot 20

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$2,516,361

Protest Deadline Date: 5/24/2024

Site Number: 07659156

Site Name: TIMARRON ADDN-EAGLE BEND ESTS-63-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 7,862

Percent Complete: 100%

Land Sqft^{*}: 31,668

Land Acres^{*}: 0.7269

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:

GERVASI PHILIP
GERVASI KELLY

Primary Owner Address:

1409 EAGLE BND
SOUTHLAKE, TX 76092-9427

Deed Date: 8/31/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211217134](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MALLOY ANDREW C	8/2/2004	D204242865	0000000	0000000
PARR ALLISON C;PARR SCOTT S	11/16/2001	00152780000346	0015278	0000346
CALAIS CONSTRUCTION INC	11/9/2000	00146230000183	0014623	0000183
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	\$1,916,361	\$600,000	\$2,516,361	\$2,149,947
2024	\$1,916,361	\$600,000	\$2,516,361	\$1,954,497
2023	\$2,040,546	\$600,000	\$2,640,546	\$1,776,815
2022	\$1,753,925	\$375,000	\$2,128,925	\$1,615,286
2021	\$1,093,442	\$375,000	\$1,468,442	\$1,468,442
2020	\$1,098,470	\$375,000	\$1,473,470	\$1,473,470

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.