



Address: [1417 EAGLE BEND](#)
City: SOUTHLAKE
Georeference: 42167C-63-22
Subdivision: TIMARRON ADDN-EAGLE BEND ESTS
Neighborhood Code: 3S020N

Latitude: 32.9206649033
Longitude: -97.145299727
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 22

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

State Code: A
Year Built: 2002
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$2,180,448
Protest Deadline Date: 5/24/2024

Site Number: 07659172
Site Name: TIMARRON ADDN-EAGLE BEND ESTS-63-22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 6,784
Percent Complete: 100%
Land Sqft^{*}: 40,494
Land Acres^{*}: 0.9296
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:
TIMOTHY AND MARY HARDER REVOCABLE TRUST
Primary Owner Address:
1417 EAGLE BEND
SOUTHLAKE, TX 76092

Deed Date: 2/13/2025
Deed Volume:
Deed Page:
Instrument: [D225024807](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARDER MARY LEE;HARDER TIMOTHY R	6/10/2021	D221170911		
SMITH GREGORY H	9/14/2007	D207337866	0000000	0000000
HUTTON KEITH A	4/9/2003	00165850000026	0016585	0000026
NEWTON KUSTOM KASTLES INC	1/11/2001	00146990000301	0014699	0000301
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	\$1,518,000	\$600,000	\$2,118,000	\$2,118,000
2024	\$1,580,448	\$600,000	\$2,180,448	\$2,180,448
2023	\$1,767,483	\$600,000	\$2,367,483	\$2,158,860
2022	\$1,587,600	\$375,000	\$1,962,600	\$1,962,600
2021	\$916,625	\$375,000	\$1,291,625	\$1,291,625
2020	\$920,788	\$375,000	\$1,295,788	\$1,295,788

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.