



**Address:** [1805 RUSTLING BROOK CT](#)  
**City:** SOUTHLAKE  
**Georeference:** 39619-6-23  
**Subdivision:** SOUTHLAKE WOODS ADDITION  
**Neighborhood Code:** 3S030B

**Latitude:** 32.9308806711  
**Longitude:** -97.1802401941  
**TAD Map:** 2096-460  
**MAPSCO:** TAR-025N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTHLAKE WOODS  
ADDITION Block 6 Lot 23 COMMON AREA

**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:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,282,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07690088

**Site Name:** SOUTHLAKE WOODS ADDITION-6-23-40

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,353

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,189

**Land Acres<sup>\*</sup>:** 0.4634

**Pool:** Y

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

SANCHES BRUNO VALENTE  
COSTA CASSIA

**Primary Owner Address:**

1805 RUSTLING BROOK CT  
SOUTHLAKE, TX 76092

**Deed Date:** 3/16/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220064004](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUARINO JOHN R;GUARINO KATHERINE	12/7/2005	<a href="#">D205388141</a>	0000000	0000000
PRUDENTIAL RELOCATION INC	10/26/2005	<a href="#">D205388144</a>	0000000	0000000
WEBB KENNETH R;WEBB SUSAN M	5/9/2003	00167130000085	0016713	0000085
SOUTHLAKE WOODS LP	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 <sup>+</sup>
2025	\$723,404	\$347,625	\$1,071,029	\$1,071,029
2024	\$934,375	\$347,625	\$1,282,000	\$1,011,560
2023	\$1,025,735	\$347,625	\$1,373,360	\$919,600
2022	\$730,595	\$231,750	\$962,345	\$836,000
2021	\$528,250	\$231,750	\$760,000	\$760,000
2020	\$462,744	\$208,575	\$671,319	\$671,319

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.