



**Address:** [821 SIMMONS CT](#)  
**City:** SOUTHLAKE  
**Georeference:** 38609H--6  
**Subdivision:** SIMMONS FOREST ADDITION  
**Neighborhood Code:** 3S300Z

**Latitude:** 32.9493980445  
**Longitude:** -97.1048895161  
**TAD Map:** 2120-464  
**MAPSCO:** TAR-027B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SIMMONS FOREST ADDITION  
Lot 6

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2009

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

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

**Notice Value:** \$2,068,566

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

**Site Number:** 40024288

**Site Name:** SIMMONS FOREST ADDITION-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,465

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 47,824

**Land Acres<sup>\*</sup>:** 1.0978

**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:**

KLAVON K L  
KLAVON ROBYN M NORTH

**Primary Owner Address:**

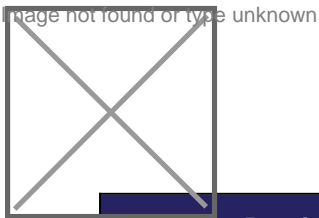
821 SIMMONS CT  
SOUTHLAKE, TX 76092-5556

**Deed Date:** 10/2/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208389327](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KLAVON K L	10/20/2005	<a href="#">D205317518</a>	0000000	0000000
NEW STEVEN C	1/28/2005	<a href="#">D205034437</a>	0000000	0000000
FRED JOYCE-MARY MYERS ENT INC	1/1/2002	000000000000000	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	\$1,353,863	\$526,652	\$1,880,515	\$1,281,088
2024	\$1,541,914	\$526,652	\$2,068,566	\$1,164,625
2023	\$1,180,328	\$526,652	\$1,706,980	\$1,058,750
2022	\$1,035,260	\$379,501	\$1,414,761	\$962,500
2021	\$428,899	\$446,101	\$875,000	\$875,000
2020	\$428,899	\$446,101	\$875,000	\$875,000

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.