



**Address:** [417 ORCHARD HILL DR](#)  
**City:** SOUTHLAKE  
**Georeference:** 22768E-1-1  
**Subdivision:** KIRKWOOD HOLLOW ADDN PH III  
**Neighborhood Code:** 3S100M

**Latitude:** 32.9732892703  
**Longitude:** -97.1542863246  
**TAD Map:** 2102-472  
**MAPSCO:** TAR-011V



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** KIRKWOOD HOLLOW ADDN PH  
III Block 1 Lot 1

**Jurisdictions:**  
CITY OF SOUTHLAKE (022)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CARROLL ISD (919)  
**State Code:** A  
**Year Built:** 2004  
**Personal Property Account:** N/A  
**Agent:** THE RAY TAX GROUP LLC (01008)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$1,181,027  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40080773  
**Site Name:** KIRKWOOD HOLLOW ADDN PH III-1-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,282  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 20,931  
**Land Acres<sup>\*</sup>:** 0.4805  
**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:**  
SRI LIVING TRUST  
**Primary Owner Address:**  
417 ORCHARD HILL DR  
SOUTHLAKE, TX 76092

**Deed Date:** 3/28/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218098438](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JASTI VENKATA K;YALAMANCHILI KAVYA	6/29/2016	<a href="#">D216149106</a>		
LITWIN MARK S	6/25/2004	<a href="#">D204201433</a>	0000000	0000000
SANDERS CUSTOM BUILDER LTD	12/11/2003	<a href="#">D203463651</a>	0000000	0000000
SOUTHLAKE-KW III LTD	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	\$636,648	\$360,375	\$997,023	\$997,023
2024	\$820,652	\$360,375	\$1,181,027	\$1,087,427
2023	\$824,511	\$360,375	\$1,184,886	\$988,570
2022	\$829,750	\$240,250	\$1,070,000	\$898,700
2021	\$576,750	\$240,250	\$817,000	\$817,000
2020	\$589,452	\$216,225	\$805,677	\$793,015

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.