



**Address:** [1111 DEL MAR DR](#)  
**City:** SOUTHLAKE  
**Georeference:** 43807-A-4  
**Subdivision:** TRIPLE C RANCH - SOUTHLAKE  
**Neighborhood Code:** 3S300G

**Latitude:** 32.9654743669  
**Longitude:** -97.1323744296  
**TAD Map:** 2108-472  
**MAPSCO:** TAR-012Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TRIPLE C RANCH -  
SOUTHLAKE Block A Lot 4

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$1,209,712

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

**Site Number:** 40190218

**Site Name:** TRIPLE C RANCH - SOUTHLAKE-A-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,442

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 44,934

**Land Acres<sup>\*</sup>:** 1.0315

**Pool:** N

<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:**

MORAINES CHRISTOPHE-OLIVER PIERRE  
LAWSON CLOTILDE MORAINES

**Primary Owner Address:**

1111 DEL MAR DR  
SOUTHLAKE, TX 76092

**Deed Date:** 2/25/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221051084](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LI RONGFANG	11/4/2016	<a href="#">D216260811</a>		
LIU DONGGANG;LIU RONGFANG LI	4/12/2013	<a href="#">D213102755</a>	0000000	0000000
HYBARGER STEVEN EUGENE	6/17/2004	<a href="#">D204198035</a>	0000000	0000000
PULTE HOMES OF TEXAS LP	2/6/2003	00163820000433	0016382	0000433
SOUTHLAKE TRIPLE C RANCH LP	1/1/2002	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	\$675,262	\$534,450	\$1,209,712	\$998,217
2024	\$675,262	\$534,450	\$1,209,712	\$907,470
2023	\$563,103	\$534,450	\$1,097,553	\$824,973
2022	\$367,100	\$382,875	\$749,975	\$749,975
2021	\$367,100	\$382,875	\$749,975	\$749,975
2020	\$203,700	\$456,300	\$660,000	\$660,000

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.