



Address: [1409 BAY MEADOWS DR](#)
City: SOUTHLAKE
Georeference: 43807-B-17
Subdivision: TRIPLE C RANCH - SOUTHLAKE
Neighborhood Code: 3S300G

Latitude: 32.9667655352
Longitude: -97.1294742977
TAD Map: 2108-472
MAPSCO: TAR-012U



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 B Lot 17

Jurisdictions:

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

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$1,277,239

Protest Deadline Date: 5/24/2024

Site Number: 40190536

Site Name: TRIPLE C RANCH - SOUTHLAKE-B-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,634

Percent Complete: 100%

Land Sqft^{*}: 43,665

Land Acres^{*}: 1.0024

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:

YAN WEI
FAN MAJIE

Primary Owner Address:

1409 BAY MEADOWS DR
SOUTHLAKE, TX 76092

Deed Date: 6/14/2019

Deed Volume:

Deed Page:

Instrument: [D219129364](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOMAS ANDREW T	3/1/2017	D217046761		
PETTY GARY D;PETTY SHIRLEY A	4/30/2012	D212104377	0000000	0000000
PATTERSON JAMES;PATTERSON TRACEY	3/4/2005	D205066314	0000000	0000000
PULTE HOMES OF TX LP	2/23/2004	D204056932	0000000	0000000
SOUTHLAKE TRIPLE C RANCH LP	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 ⁺
2025	\$751,519	\$525,720	\$1,277,239	\$1,165,425
2024	\$751,519	\$525,720	\$1,277,239	\$1,059,477
2023	\$668,532	\$525,720	\$1,194,252	\$963,161
2022	\$640,400	\$375,600	\$1,016,000	\$875,601
2021	\$345,521	\$450,480	\$796,001	\$796,001
2020	\$345,520	\$450,480	\$796,000	\$796,000

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.