



Address: [1300 GOLDEN GATE DR](#)
City: SOUTHLAKE
Georeference: 43807-B-22
Subdivision: TRIPLE C RANCH - SOUTHLAKE
Neighborhood Code: 3S300G

Latitude: 32.9683497484
Longitude: -97.1303038407
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 22

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: OOWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$1,309,528

Protest Deadline Date: 5/24/2024

Site Number: 40190587

Site Name: TRIPLE C RANCH - SOUTHLAKE-B-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,993

Percent Complete: 100%

Land Sqft^{*}: 43,560

Land Acres^{*}: 1.0000

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:

KANIK MICHAEL TOGAY
KANIK JING JING

Primary Owner Address:

1300 GOLDEN GATE DR
SOUTHLAKE, TX 76092

Deed Date: 6/24/2021

Deed Volume:

Deed Page:

Instrument: [D221187656](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HENDRICKSON BRETT;HENDRICKSON CHRIST	7/30/2004	D204245610	0000000	0000000
PULTE HOMES OF TEXAS 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	\$537,956	\$525,000	\$1,062,956	\$1,062,956
2024	\$784,528	\$525,000	\$1,309,528	\$1,112,851
2023	\$671,784	\$525,000	\$1,196,784	\$1,011,683
2022	\$544,712	\$375,000	\$919,712	\$919,712
2021	\$440,726	\$375,000	\$815,726	\$815,726
2020	\$350,663	\$450,000	\$800,663	\$800,663

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.