



Address: [2213 PATTERSON WAY](#)
City: SOUTHLAKE
Georeference: 31875-1-6
Subdivision: PATTERSONS POND
Neighborhood Code: 3S300H

Latitude: 32.9522219744
Longitude: -97.1149713597
TAD Map: 2114-464
MAPSCO: TAR-026D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PATTERSONS POND Block 1
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: 2005

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$2,064,098

Protest Deadline Date: 5/24/2024

Site Number: 40483606

Site Name: PATTERSONS POND-1-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 6,141

Percent Complete: 100%

Land Sqft^{*}: 57,417

Land Acres^{*}: 1.3181

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:

FRANK AND AMY CAPOVILLA FAMILY TRUST

Primary Owner Address:

2213 PATTERSON WAY
SOUTHLAKE, TX 76092

Deed Date: 1/5/2023

Deed Volume:

Deed Page:

Instrument: [D223003185](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAPOVILLA AMY;CAPOVILLA FRANK	5/18/2021	D221143121		
BANKES EDWARD PAUL;BANKES JEANNETTE LYNN	5/9/2019	D219099070		
LINK ANGELA P;LINK JEFFREY	10/9/2012	D212251351	0000000	0000000
GROTE JOHN B	7/1/2008	D208272450	0000000	0000000
GROTE JOHN B;GROTE RHONDA K	1/4/2007	D207015795	0000000	0000000
TGO HOLDINGS INC	7/21/2004	D204249071	0000000	0000000
SOUTHLAKE TERRA LP	1/1/2004	0000000000000000	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	\$1,123,634	\$527,366	\$1,651,000	\$1,651,000
2024	\$1,536,732	\$527,366	\$2,064,098	\$1,958,134
2023	\$1,372,634	\$527,366	\$1,900,000	\$1,780,122
2022	\$1,231,947	\$386,346	\$1,618,293	\$1,618,293
2021	\$754,651	\$386,346	\$1,140,997	\$1,140,997
2020	\$870,311	\$436,577	\$1,306,888	\$1,306,888

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.