



**Address:** [645 BOULDER DR](#)  
**City:** SOUTHLAKE  
**Georeference:** 12939-1-24  
**Subdivision:** ESTES PARK ADDN PH I II & III  
**Neighborhood Code:** 3S500A

**Latitude:** 32.9674130967  
**Longitude:** -97.1429394083  
**TAD Map:** 2108-472  
**MAPSCO:** TAR-012S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ESTES PARK ADDN PH I II & III  
Block 1 Lot 24

**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:** RESOLUTE PROPERTY TAX SOLUTION (00988)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$1,813,483

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

**Site Number:** 40653188

**Site Name:** ESTES PARK ADDN PH I II & III-1-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,585

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,507

**Land Acres<sup>\*</sup>:** 0.3559

**Pool:** Y

<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:**

ESPARZA LISA C

**Primary Owner Address:**

645 BOULDER DR  
SOUTHLAKE, TX 76092-3707

**Deed Date:** 4/17/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210105526](#)

| Previous Owners             | Date       | Instrument                 | Deed Volume | Deed Page |
|-----------------------------|------------|----------------------------|-------------|-----------|
| ESPARZA ISMAEL;ESPARZA LISA | 3/12/2007  | <a href="#">D207093239</a> | 0000000     | 0000000   |
| MONUMENT CUSTOM HOMES LP    | 10/25/2004 | <a href="#">D204367306</a> | 0000000     | 0000000   |
| ESTES PARK LTD              | 1/1/2004   | 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 | \$1,546,483        | \$267,000   | \$1,813,483  | \$1,537,402                  |
| 2024 | \$1,546,483        | \$267,000   | \$1,813,483  | \$1,397,638                  |
| 2023 | \$1,623,238        | \$267,000   | \$1,890,238  | \$1,270,580                  |
| 2022 | \$977,073          | \$178,000   | \$1,155,073  | \$1,155,073                  |
| 2021 | \$977,073          | \$178,000   | \$1,155,073  | \$1,141,800                  |
| 2020 | \$877,800          | \$160,200   | \$1,038,000  | \$1,038,000                  |

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.