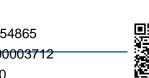
Tarrant Appraisal District Property Information | PDF Account Number: 41030192

Latitude: 32.9316654865 Longitude: -97.1190003712 TAD Map: 2114-460 MAPSCO: TAR-026R



City: Georeference: 26235F-1-4 Subdivision: MIRACLE POINT Neighborhood Code: 3S010C

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LOCATION

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

PROPERTY DATA

Legal Description: MIRACLE POINT Block 1 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: 2007 Agent: THE RAY TAX GROUP LLC (01008) Notice Sent Date: 4/15/2025 Notice Value: \$2,086,355 Protest Deadline Date: 5/24/2024

Site Number: 41030192 Site Name: MIRACLE POINT-1-4 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 5,795 Percent Complete: 100% Land Sqft^{*}: 20,001 Land Acres^{*}: 0.4591 Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

SANKARALINGAM SUBRAMANIAN SANKARALINGAM

Primary Owner Address:

2105 MIRACLE POINT DR SOUTHLAKE, TX 76092-7913 Deed Date: 10/6/2010 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D210249300

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAFKE CECELIA M;GRAFKE E R JR	11/4/2008	D208424566	000000	0000000
GRAFKE ERNEST REED	11/15/2006	D206365331	000000	0000000
MIRACLE POINTE DEVELOPMENT LP	1/1/2006	000000000000000000000000000000000000000	000000	0000000



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$1,158,988	\$344,400	\$1,503,388	\$1,350,313
2024	\$1,741,955	\$344,400	\$2,086,355	\$1,227,557
2023	\$1,697,489	\$344,400	\$2,041,889	\$1,115,961
2022	\$784,910	\$229,600	\$1,014,510	\$1,014,510
2021	\$784,910	\$229,600	\$1,014,510	\$1,014,510
2020	\$807,870	\$206,640	\$1,014,510	\$1,014,510

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.