



**Address:** [412 W CHAPEL DOWNS DR](#)  
**City:** SOUTHLAKE  
**Georeference:** 37303D-1-4  
**Subdivision:** SANDLIN MANOR  
**Neighborhood Code:** 3S060F

**Latitude:** 32.9496426929  
**Longitude:** -97.1567259409  
**TAD Map:** 2102-464  
**MAPSCO:** TAR-025D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SANDLIN MANOR 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

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 41086104

**Site Name:** SANDLIN MANOR-1-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,179

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 21,174

**Land Acres<sup>\*</sup>:** 0.4860

**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:**

MENDRYGAL CAROL  
MENDRYGAL ALEX VICTOR

**Primary Owner Address:**

412 W CHAPEL DOWNS DR  
SOUTHLAKE, TX 76092

**Deed Date:** 6/5/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223098446](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LYCLYF LIVING TRUST	1/19/2023	<a href="#">D223020507</a>		
SPIETH ELIZABETH;SPIETH JOEL D	8/28/2012	<a href="#">D212217180</a>	0000000	0000000
BROOKFIELD RELOCATION INC	8/27/2012	<a href="#">D212217179</a>	0000000	0000000
GRAFF JON;GRAFF JULIE	8/27/2007	<a href="#">D207305567</a>	0000000	0000000
V P G INVESTMENTS	5/23/2006	<a href="#">D206173226</a>	0000000	0000000
SAVANNAH COURT PARTNERSHIP	1/1/2006	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	\$1,439,999	\$364,575	\$1,804,574	\$1,804,574
2024	\$1,439,999	\$364,575	\$1,804,574	\$1,804,574
2023	\$1,401,338	\$364,575	\$1,765,913	\$1,397,212
2022	\$1,256,950	\$243,050	\$1,500,000	\$1,270,193
2021	\$911,671	\$243,050	\$1,154,721	\$1,154,721
2020	\$931,255	\$218,745	\$1,150,000	\$1,150,000

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.