



Address: [416 W CHAPEL DOWNS DR](#)
City: SOUTHLAKE
Georeference: 37303D-1-5
Subdivision: SANDLIN MANOR
Neighborhood Code: 3S060F

Latitude: 32.9496466791
Longitude: -97.1570544482
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 5

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$2,045,108

Protest Deadline Date: 5/24/2024

Site Number: 41086112

Site Name: SANDLIN MANOR-1-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,333

Percent Complete: 100%

Land Sqft^{*}: 20,992

Land Acres^{*}: 0.4819

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:

LAVEROCK HUGH GORDON
LAVEROCK DANA IRENE

Primary Owner Address:

416 W CHAPEL DOWNS DR
SOUTHLAKE, TX 76092

Deed Date: 12/11/2018

Deed Volume:

Deed Page:

Instrument: [D218271200](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCLENDON AMANDA;MCLENDON JAMES	8/10/2007	D207283379	0000000	0000000
TUSCANY AMERICAN HOMES INC	6/14/2006	D206195559	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 ⁺
2025	\$1,683,683	\$361,425	\$2,045,108	\$1,702,399
2024	\$1,683,683	\$361,425	\$2,045,108	\$1,547,635
2023	\$1,425,146	\$361,425	\$1,786,571	\$1,406,941
2022	\$1,309,422	\$240,950	\$1,550,372	\$1,279,037
2021	\$921,811	\$240,950	\$1,162,761	\$1,162,761
2020	\$957,279	\$216,855	\$1,174,134	\$1,174,134

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.