



**Address:** [420 W CHAPEL DOWNS DR](#)  
**City:** SOUTHLAKE  
**Georeference:** 37303D-1-6  
**Subdivision:** SANDLIN MANOR  
**Neighborhood Code:** 3S060F

**Latitude:** 32.9496481966  
**Longitude:** -97.1573809424  
**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 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:** 2007

**Personal Property Account:** N/A

**Agent:** ROBERT OLA COMPANY LLC dba OLA TAX (00955)

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

**Site Number:** 41086120

**Site Name:** SANDLIN MANOR-1-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 6,102

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,986

**Land Acres<sup>\*</sup>:** 0.4817

**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:**

HUNTER MIKA  
HUNTER ERIC ANDREW

**Primary Owner Address:**

420 CHAPEL DOWNS DR  
SOUTHLAKE, TX 76092

**Deed Date:** 2/26/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221053652](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DORMA JONATHAN M	4/18/2018	<a href="#">D218082576</a>		
MORGAN ROBERT	5/5/2009	<a href="#">D209122052</a>	0000000	0000000
PSJ PROPERTIES LTD	10/31/2007	<a href="#">D207389909</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	\$1,616,535	\$361,350	\$1,977,885	\$1,977,885
2024	\$1,699,650	\$361,350	\$2,061,000	\$2,061,000
2023	\$1,521,899	\$361,350	\$1,883,249	\$1,883,249
2022	\$1,528,893	\$240,900	\$1,769,793	\$1,769,793
2021	\$1,044,872	\$240,900	\$1,285,772	\$1,285,772
2020	\$1,085,435	\$216,810	\$1,302,245	\$1,302,245

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.