



**Address:** [413 MESA RANCH CT](#)  
**City:** SOUTHLAKE  
**Georeference:** 7472-1-22  
**Subdivision:** CLIFFS AT CLARIDEN RANCH, THE  
**Neighborhood Code:** 3S100J

**Latitude:** 32.9888139986  
**Longitude:** -97.1638448345  
**TAD Map:** 2102-480  
**MAPSCO:** TAR-011L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CLIFFS AT CLARIDEN RANCH,  
THE Block 1 Lot 22

**Jurisdictions:**  
CITY OF SOUTHLAKE (022)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A  
**Year Built:** 2013  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$1,662,380  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41170466  
**Site Name:** CLIFFS AT CLARIDEN RANCH, THE-1-22  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 5,070  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 30,564  
**Land Acres<sup>\*</sup>:** 0.7016  
**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:**  
HEINSEN FAMILY TRUST  
**Primary Owner Address:**  
413 MESA RANCH CT  
SOUTHLAKE, TX 76092

**Deed Date:** 3/13/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225047275](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEINSEN LAURA;HEINSEN PATRICK	1/25/2013	<a href="#">D213025522</a>	0000000	0000000
HARRELL CUSTOM HOMES INC	1/8/2008	<a href="#">D208011159</a>	0000000	0000000
4F DEVELOPMENT/CLARIDEN IV LP	11/10/2006	<a href="#">D206357621</a>	0000000	0000000
TERRA CLARIDEM IV LP	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	\$1,226,870	\$435,510	\$1,662,380	\$1,600,343
2024	\$1,226,870	\$435,510	\$1,662,380	\$1,454,857
2023	\$1,201,899	\$435,510	\$1,637,409	\$1,322,597
2022	\$1,129,496	\$300,425	\$1,429,921	\$1,202,361
2021	\$792,630	\$300,425	\$1,093,055	\$1,093,055
2020	\$918,651	\$250,000	\$1,168,651	\$1,168,651

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.