



**Address:** [1258 FANNING ST](#)  
**City:** SOUTHLAKE  
**Georeference:** 46458-2-14  
**Subdivision:** WESTWYCK HILLS  
**Neighborhood Code:** 3S0405

**Latitude:** 32.9570531892  
**Longitude:** -97.1806501997  
**TAD Map:** 2096-468  
**MAPSCO:** TAR-025A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WESTWYCK HILLS Block 2 Lot 14

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 41242521  
**Site Name:** WESTWYCK HILLS-2-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 7,983  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 29,517  
**Land Acres<sup>\*</sup>:** 0.6776  
**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:**  
MASON JUSTIN A  
MASON DANA  
**Primary Owner Address:**  
1258 FANNING ST  
SOUTHLAKE, TX 76092

**Deed Date:** 3/21/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222074580](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OSWALD BRENDA M;OSWALD LARRY L O	5/7/2013	<a href="#">D213117458</a>	0000000	0000000
CARTUS FINANCIAL CORP	4/3/2013	<a href="#">D213117457</a>	0000000	0000000
LAWSON DEBRA R;LAWSON LARRY A	4/13/2010	<a href="#">D210095031</a>	0000000	0000000
BROKENBEND II	3/6/2007	<a href="#">D208347215</a>	0000000	0000000
WESTWYCK HILLS LTD	1/1/2007	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	\$2,119,217	\$428,280	\$2,547,497	\$2,547,497
2024	\$2,119,217	\$428,280	\$2,547,497	\$2,547,497
2023	\$2,467,296	\$428,280	\$2,895,576	\$2,895,576
2022	\$1,105,600	\$294,400	\$1,400,000	\$1,400,000
2021	\$1,105,600	\$294,400	\$1,400,000	\$1,400,000
2020	\$1,095,080	\$304,920	\$1,400,000	\$1,400,000

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)
- DISABLED VET 50 to 69 PCT 11.22

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.