



**Address:** [1301 FANNING ST](#)  
**City:** SOUTHLAKE  
**Georeference:** 46458-2-19  
**Subdivision:** WESTWYCK HILLS  
**Neighborhood Code:** 3S0405

**Latitude:** 32.9576287714  
**Longitude:** -97.1796883919  
**TAD Map:** 2096-468  
**MAPSCO:** TAR-011W



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 19

**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:** 5/1/2025

**Notice Value:** \$3,007,675

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

**Site Number:** 41242580

**Site Name:** WESTWYCK HILLS-2-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 7,567

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 32,196

**Land Acres<sup>\*</sup>:** 0.7391

**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:**

LUNDERBY RYAN JON  
LUNDERBY BRENDA

**Primary Owner Address:**

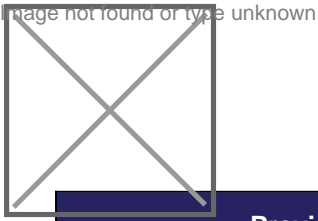
1301 FANNING ST  
SOUTHLAKE, TX 76092

**Deed Date:** 3/31/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221088290](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAGGART CHARLES L;TAGGART CHRISTINA	5/8/2018	<a href="#">D218100149</a>		
BALTES JANE;BALTES KELLY	1/14/2008	<a href="#">D208015359</a>	0000000	0000000
POSEY JOHNNY;POSEY TINA POSEY	3/7/2007	<a href="#">D207086515</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	\$2,412,035	\$595,640	\$3,007,675	\$3,007,675
2024	\$2,357,382	\$446,730	\$2,804,112	\$2,804,112
2023	\$2,385,682	\$446,730	\$2,832,412	\$2,832,412
2022	\$2,687,913	\$309,775	\$2,997,688	\$2,997,688
2021	\$1,935,340	\$309,775	\$2,245,115	\$1,919,691
2020	\$1,412,579	\$332,595	\$1,745,174	\$1,745,174

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.