



Address: [1317 FANNING ST](#)
City: SOUTHLAKE
Georeference: 46458-2-23
Subdivision: WESTWYCK HILLS
Neighborhood Code: 3S0405

Latitude: 32.9590058817
Longitude: -97.1796482903
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 23

Jurisdictions:

CITY OF SOUTHLAKE (022)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CARROLL ISD (919)

State Code: A

Year Built: 2017

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,945,890

Protest Deadline Date: 5/24/2024

Site Number: 41242629

Site Name: WESTWYCK HILLS-2-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,637

Percent Complete: 100%

Land Sqft^{*}: 35,145

Land Acres^{*}: 0.8068

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

COVERICK KIMBERLY L

Primary Owner Address:

1317 FANNING ST
SOUTHLAKE, TX 76092

Deed Date: 11/5/2012

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D212275150](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PREFERRED QUALITY HOMES LLC	11/18/2011	D211291502	0000000	0000000
KOSIER JENNIFER L;KOSIER KYLE B	5/13/2011	D211119465	0000000	0000000
BRUTON HOMES INC	3/13/2007	D207110539	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 ⁺
2025	\$1,331,960	\$467,040	\$1,799,000	\$1,750,265
2024	\$1,478,850	\$467,040	\$1,945,890	\$1,591,150
2023	\$1,087,960	\$467,040	\$1,555,000	\$1,446,500
2022	\$988,300	\$326,700	\$1,315,000	\$1,315,000
2021	\$988,300	\$326,700	\$1,315,000	\$1,315,000
2020	\$875,443	\$363,060	\$1,238,503	\$1,238,503

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.