



Address: [1308 FANNING ST](#)
City: SOUTHLAKE
Georeference: 46458-3-3
Subdivision: WESTWYCK HILLS
Neighborhood Code: 3S0405

Latitude: 32.9581223515
Longitude: -97.1808191289
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 3 Lot 3

Jurisdictions:

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

State Code: A

Year Built: 2010

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$3,601,426

Protest Deadline Date: 5/24/2024

Site Number: 41242718

Site Name: WESTWYCK HILLS-3-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 10,074

Percent Complete: 100%

Land Sqft^{*}: 41,353

Land Acres^{*}: 0.9493

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SEABURN FAMILY TRUST

Primary Owner Address:

1308 FANNING ST
SOUTHLAKE, TX 76092

Deed Date: 10/29/2020

Deed Volume:

Deed Page:

Instrument: [D220296160](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REYNOLDS STANLEY;REYNOLDS TAMMRA	6/7/2010	D210140332	0000000	0000000
S G BRUTON INC	3/12/2007	D207110536	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	\$3,091,636	\$509,790	\$3,601,426	\$3,269,457
2024	\$3,091,636	\$509,790	\$3,601,426	\$2,972,234
2023	\$2,732,329	\$509,790	\$3,242,119	\$2,702,031
2022	\$3,024,248	\$362,325	\$3,386,573	\$2,456,392
2021	\$2,655,956	\$362,325	\$3,018,281	\$2,233,084
2020	\$1,668,240	\$427,185	\$2,095,425	\$2,030,076

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.