



Address: [309 BOULDER DR](#)
City: SOUTHLAKE
Georeference: 12939G-1-12
Subdivision: ESTES PARK ADDN PH IV
Neighborhood Code: 3S500A

Latitude: 32.9674328496
Longitude: -97.1469683549
TAD Map: 2108-472
MAPSCO: TAR-012S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ESTES PARK ADDN PH IV
Block 1 Lot 12

Jurisdictions:

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

State Code: A

Year Built: 2008

Personal Property Account: N/A

Agent: ROBERT OLA COMPANY LLC dba OLA TAX (00955) **Pool:** Y

Notice Sent Date: 4/15/2025

Notice Value: \$1,681,160

Protest Deadline Date: 5/24/2024

Site Number: 41274067

Site Name: ESTES PARK ADDN PH IV-1-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,140

Percent Complete: 100%

Land Sqft^{*}: 15,123

Land Acres^{*}: 0.3471

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MOHSIN SHAMIM
MOHSIN RITA M

Primary Owner Address:

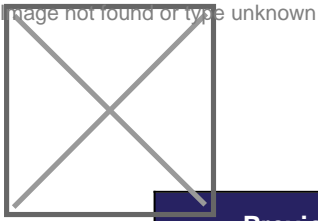
309 BOULDER DR
SOUTHLAKE, TX 76092-3726

Deed Date: 5/20/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208193559](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOLL DALLAS TX LLC	12/12/2007	D207443299	0000000	0000000
4F DEVELOPMENT / EP 4 LP	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	\$1,273,872	\$260,400	\$1,534,272	\$1,534,272
2024	\$1,420,760	\$260,400	\$1,681,160	\$1,410,860
2023	\$1,339,600	\$260,400	\$1,600,000	\$1,282,600
2022	\$1,152,400	\$173,600	\$1,326,000	\$1,166,000
2021	\$886,400	\$173,600	\$1,060,000	\$1,060,000
2020	\$878,760	\$156,240	\$1,035,000	\$1,035,000

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)

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.