



Address: [313 BOULDER DR](#)
City: SOUTHLAKE
Georeference: 12939G-1-13
Subdivision: ESTES PARK ADDN PH IV
Neighborhood Code: 3S500A

Latitude: 32.9674327876
Longitude: -97.1466461051
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 13

Jurisdictions:

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

State Code: A

Year Built: 2011

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$1,434,456

Protest Deadline Date: 5/24/2024

Site Number: 41274075

Site Name: ESTES PARK ADDN PH IV-1-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,185

Percent Complete: 100%

Land Sqft^{*}: 16,145

Land Acres^{*}: 0.3706

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:

RAJENDRA AND PRASHANTHI DHARANI REVOCABLE TRUST

Primary Owner Address:

313 BOULDER DR
SOUTHLAKE, TX 76092

Deed Date: 3/11/2022

Deed Volume:

Deed Page:

Instrument: [D222101619](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DHARANI PRASHAN;DHARANI RAJENDRA	1/27/2012	D212022291	0000000	0000000
TOLL DALLAS TX LLC	9/16/2009	D209250500	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	\$1,056,550	\$277,950	\$1,334,500	\$1,320,618
2024	\$1,156,506	\$277,950	\$1,434,456	\$1,200,562
2023	\$1,232,463	\$277,950	\$1,510,413	\$1,091,420
2022	\$939,161	\$185,300	\$1,124,461	\$992,200
2021	\$716,700	\$185,300	\$902,000	\$902,000
2020	\$710,230	\$166,770	\$877,000	\$877,000

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.