



**Address:** [517 BOULDER DR](#)  
**City:** SOUTHLAKE  
**Georeference:** 12939G-4-5  
**Subdivision:** ESTES PARK ADDN PH IV  
**Neighborhood Code:** 3S500A

**Latitude:** 32.9673985056  
**Longitude:** -97.1447577722  
**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 4 Lot 5

**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:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,539,782

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

**Site Number:** 41274598

**Site Name:** ESTES PARK ADDN PH IV-4-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,253

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,099

**Land Acres<sup>\*</sup>:** 0.3695

**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:**

SAPRA LIVING TRUST

**Primary Owner Address:**

517 BOULDER DR  
SOUTHLAKE, TX 76092

**Deed Date:** 9/24/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221329308](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAMAKURA SANJAYANT R	6/30/2014	<a href="#">D214137698</a>	0000000	0000000
BRANDT KEVIN;BRANDT M INGRAHAM	10/1/2010	<a href="#">D211056238</a>	0000000	0000000
INGRAHAM KEVIN;INGRAHAM MERLENE	12/29/2008	<a href="#">D209003260</a>	0000000	0000000
4F DEVELOPMENT / EP 4 LP	1/1/2007	00000000000000	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	\$1,262,582	\$277,200	\$1,539,782	\$1,529,985
2024	\$1,262,582	\$277,200	\$1,539,782	\$1,390,895
2023	\$1,488,336	\$277,200	\$1,765,536	\$1,264,450
2022	\$1,095,700	\$184,800	\$1,280,500	\$1,149,500
2021	\$860,200	\$184,800	\$1,045,000	\$1,045,000
2020	\$858,015	\$166,320	\$1,024,335	\$1,024,335

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.