



Address: [100 RIVER OAKS DR](#)
City: SOUTHLAKE
Georeference: 34516-1-2
Subdivision: RIVER OAKS ADDITION
Neighborhood Code: Day Care General

Latitude: 32.9358212365
Longitude: -97.1902668021
TAD Map: 2090-460
MAPSCO: TAR-024M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER OAKS ADDITION Block 1
Lot 2

Jurisdictions:

- CITY OF SOUTHLAKE (022)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

State Code: F1

Year Built: 2022

Personal Property Account: [14968024](#)

Agent: JLL VALUATION & ADVISORY SERVICES (10699)

Notice Sent Date: 5/1/2025

Notice Value: \$3,575,700

Protest Deadline Date: 5/31/2024

Site Number: 800007430

Site Name: The Learning Experience Southlake

Site Class: DayCare - Day Care Center

Parcels: 1

Primary Building Name: The Learning Experience / 41346653

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 10,754

Net Leasable Area⁺⁺⁺: 10,754

Percent Complete: 100%

Land Sqft^{*}: 49,478

Land Acres^{*}: 1.1358

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:

SYND2-23 LLC

Primary Owner Address:

100 RIVER OAKS DR
SOUTHLAKE, TX 76092

Deed Date: 7/6/2023

Deed Volume:

Deed Page:

Instrument: [D223126279](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERSHING UDC SOUTHLAKE TLE LLC	5/24/2022	D222137240		
AISHWARYA PROPERTIES LLC	6/26/2015	D215138534		
HOWKEN LLC	2/15/2013	D213039189	0000000	0000000
CROSSROADS REALTY & INVESTMTS	2/14/2013	D213039185	0000000	0000000
WELLS FARGO BANK NA	4/3/2012	D212107556	0000000	0000000
REALTY CAPITAL RIVER OAKS 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	\$2,957,225	\$618,475	\$3,575,700	\$3,575,700
2024	\$2,773,559	\$618,475	\$3,392,034	\$3,392,034
2023	\$776,697	\$618,475	\$1,395,172	\$1,395,172
2022	\$0	\$618,475	\$618,475	\$618,475
2021	\$0	\$618,475	\$618,475	\$618,475
2020	\$0	\$618,475	\$618,475	\$618,475

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

There are no exemptions for this property

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.