



Address: [2304 TOP RAIL LN](#)
City: SOUTHLAKE
Georeference: 21869A-1-3
Subdivision: JOHNSON PLACE ESTATES
Neighborhood Code: 3W020R

Latitude: 32.9438910105
Longitude: -97.1869663621
TAD Map: 2096-464
MAPSCO: TAR-025E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: JOHNSON PLACE ESTATES
Block 1 Lot 3

Jurisdictions:

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

State Code: A

Year Built: 2008

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41395387

Site Name: JOHNSON PLACE ESTATES-1-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 6,290

Percent Complete: 100%

Land Sqft^{*}: 20,576

Land Acres^{*}: 0.4723

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:

TUSNEEM TRACY

TUSNEEM IMRAN

Primary Owner Address:

2304 TOP RAIL LN
SOUTHLAKE, TX 76092

Deed Date: 3/31/2021

Deed Volume:

Deed Page:

Instrument: [D221088154](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ENGEL BRYCE	9/19/2017	D217218914		
HALLENBECK JEREMY;HALLENBECK NANCY	4/29/2013	D213115331	0000000	0000000
TOLL DALLAS TX LLC	2/5/2008	D208044877	0000000	0000000
MDC-JOHNSON PL EST 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	\$1,075,000	\$300,000	\$1,375,000	\$1,375,000
2024	\$1,075,000	\$300,000	\$1,375,000	\$1,375,000
2023	\$1,145,000	\$230,000	\$1,375,000	\$1,320,000
2022	\$1,075,000	\$125,000	\$1,200,000	\$1,200,000
2021	\$815,264	\$125,000	\$940,264	\$940,264
2020	\$818,913	\$125,000	\$943,913	\$943,913

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.