



**Address:** [2305 RANCH HOUSE DR](#)  
**City:** SOUTHLAKE  
**Georeference:** 21869A-1-9  
**Subdivision:** JOHNSON PLACE ESTATES  
**Neighborhood Code:** 3W020R

**Latitude:** 32.944310582  
**Longitude:** -97.1866560981  
**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 9

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2012

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$1,263,508

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

**Site Number:** 41395441

**Site Name:** JOHNSON PLACE ESTATES-1-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,416

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 22,008

**Land Acres<sup>\*</sup>:** 0.5052

**Pool:** N

<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:**

HAWKINS BLAKE L  
HAWKINS BLAKE R

**Primary Owner Address:**

2305 RANCH HOUSE DR  
SOUTHLAKE, TX 76092-5723

**Deed Date:** 6/28/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212157441](#)

| Previous Owners        | Date     | Instrument                 | Deed Volume | Deed Page |
|------------------------|----------|----------------------------|-------------|-----------|
| TOLL DALLAS TX LLC     | 9/1/2011 | <a href="#">D211212790</a> | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$963,508          | \$300,000   | \$1,263,508  | \$1,059,436                  |
| 2024 | \$963,508          | \$300,000   | \$1,263,508  | \$963,124                    |
| 2023 | \$1,028,381        | \$230,000   | \$1,258,381  | \$875,567                    |
| 2022 | \$769,962          | \$125,000   | \$894,962    | \$795,970                    |
| 2021 | \$598,609          | \$125,000   | \$723,609    | \$723,609                    |
| 2020 | \$601,323          | \$125,000   | \$726,323    | \$726,323                    |

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.