



Address: [2416 RANCH HOUSE DR](#)
City: SOUTHLAKE
Georeference: 21869A-1-18
Subdivision: JOHNSON PLACE ESTATES
Neighborhood Code: 3W020R

Latitude: 32.9449331327
Longitude: -97.1901108841
TAD Map: 2090-464
MAPSCO: TAR-024H



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 18

Jurisdictions:

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

State Code: A

Year Built: 2009

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$1,145,887

Protest Deadline Date: 5/24/2024

Site Number: 41395549

Site Name: JOHNSON PLACE ESTATES-1-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,844

Percent Complete: 100%

Land Sqft^{*}: 19,513

Land Acres^{*}: 0.4479

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:

TUTT RICHARD
TUTT LOLA

Primary Owner Address:

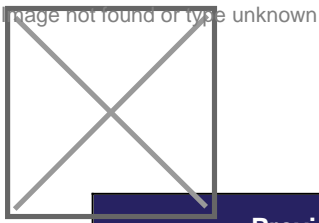
2416 RANCH HOUSE DR
SOUTHLAKE, TX 76092-5728

Deed Date: 8/19/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TUTT LOLA LACROSSE;TUTT RICHARD	8/18/2009	D209229650	0000000	0000000
TOLL DALLAS TX LLC	2/10/2009	D209035263	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	\$845,887	\$300,000	\$1,145,887	\$957,197
2024	\$845,887	\$300,000	\$1,145,887	\$870,179
2023	\$902,395	\$230,000	\$1,132,395	\$791,072
2022	\$677,737	\$125,000	\$802,737	\$719,156
2021	\$528,778	\$125,000	\$653,778	\$653,778
2020	\$531,208	\$125,000	\$656,208	\$656,208

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.