



# Tarrant Appraisal District Property Information | PDF Account Number: 41509846

### Address: 809 SIMMONS CT

City: SOUTHLAKE Georeference: 38609H--7R2 Subdivision: SIMMONS FOREST ADDITION Neighborhood Code: 3S300Z

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

## PROPERTY DATA

Legal Description: SIMMONS FOREST ADDITION Lot 7R2 Jurisdictions: CITY OF SOUTHLAKE (022) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) CARROLL ISD (919) State Code: A Year Built: 2016 Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Notice Sent Date: 4/15/2025 Notice Value: \$1,965,518 Protest Deadline Date: 5/24/2024 Latitude: 32.9484279739 Longitude: -97.104926287 TAD Map: 2120-464 MAPSCO: TAR-027E



Site Number: 41509846 Site Name: SIMMONS FOREST ADDITION-7R2 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 4,918 Percent Complete: 100% Land Sqft<sup>\*</sup>: 51,828 Land Acres<sup>\*</sup>: 1.1898 Pool: Y

#### +++ Rounded.

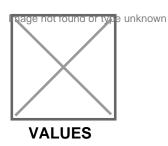
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## **OWNER INFORMATION**

Current Owner: KANTOR KARUNA Primary Owner Address: 809 SIMMONS CT SOUTHLAKE, TX 76092

Deed Date: 10/30/2013 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D213284972

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOCKHART NANETTE S	1/1/2010	000000000000000000000000000000000000000	000000	0000000



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$1,441,772	\$523,746	\$1,965,518	\$1,509,998
2024	\$1,441,772	\$523,746	\$1,965,518	\$1,372,725
2023	\$1,101,584	\$523,746	\$1,625,330	\$1,179,750
2022	\$1,245,125	\$380,205	\$1,625,330	\$1,072,500
2021	\$535,836	\$439,164	\$975,000	\$975,000
2020	\$535,836	\$439,164	\$975,000	\$909,920

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.