



Address: [809 SIMMONS CT](#)
City: SOUTHLAKE
Georeference: 38609H--7R2
Subdivision: SIMMONS FOREST ADDITION
Neighborhood Code: 3S300Z

Latitude: 32.9484279739
Longitude: -97.104926287
TAD Map: 2120-464
MAPSCO: TAR-027E



Google Map or type unknown

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

Site Number: 41509846
Site Name: SIMMONS FOREST ADDITION-7R2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,918
Percent Complete: 100%
Land Sqft^{*}: 51,828
Land Acres^{*}: 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: 00000000
Deed Page: 00000000
Instrument: [D213284972](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOCKHART NANETTE S	1/1/2010	0000000000000000	00000000	00000000



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	\$1,441,772	\$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.