



**Address:** [445 W SOUTHLAKE BLVD](#)  
**City:** SOUTHLAKE  
**Georeference:** 15964--17  
**Subdivision:** GRANBERRY, H #581 ADDITION  
**Neighborhood Code:** RET-Northeast Tarrant County General

**Latitude:** 32.9404528963  
**Longitude:** -97.1564734914  
**TAD Map:** 2102-460  
**MAPSCO:** TAR-025M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** GRANBERRY, H #581  
ADDITION Lot 17  
**Jurisdictions:** 80877088  
**Site Number:** CITY OF SOUTHLAKE (022)  
**Site Name:** GODDARD SCHOOL/STUDYOLGY/TUTORING & STUDY CENTER  
TARRANT COUNTY (220)  
**Site Class:** RET Gen Retail General/Specialty  
TARRANT COUNTY HOSPITAL (224)  
**Parcels:** 1  
TARRANT COUNTY COLLEGE (225)  
**Primary Building Name:** GODDARD SCHOOL/STUDYOLGY/TUTORING & STUDY CENTER /  
1513355  
**State Code:** F1  
**Primary Building Type:** Commercial  
**Gross Building Area** \*\*\* 16,490  
**Personal Property Account:** N/A  
**Net Leasable Area** \*\*\* 11,400  
TARRANT COUNTY TARRANT INC (00025)  
**Percent Complete:** 100%  
**Land Sqft** \* : 44,649  
**Land Acres** \* : 1.0250  
**Pool:** N

**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$3,160,306  
**Protest Deadline Date:** 6/17/2024

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
BONHARD VENTURES INC  
BONHARD HOLDINGS LLC  
**Primary Owner Address:**  
435 W SOUTHLAKE BLVD



Tarrant Appraisal District  
Property Information | PDF  
**Deed Date:** 4/10/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223058913](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BHKN VENTURES LLC	6/15/2017	<a href="#">D217138271</a>		
TERRA/STRATFORT LP	1/1/2010	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	\$2,852,228	\$308,078	\$3,160,306	\$2,991,600
2024	\$2,184,922	\$308,078	\$2,493,000	\$2,493,000
2023	\$1,662,740	\$308,078	\$1,970,818	\$1,970,818
2022	\$1,598,619	\$308,078	\$1,906,697	\$1,906,697
2021	\$1,574,022	\$308,078	\$1,882,100	\$1,882,100
2020	\$1,574,022	\$308,078	\$1,882,100	\$1,882,100

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

There are no exemptions for this property

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.