



**Address:** [809 BRIGHTON AVE](#)  
**City:** SOUTHLAKE  
**Georeference:** 37984-6-3  
**Subdivision:** SHADY OAKS ADDN-SOUTHLAKE  
**Neighborhood Code:** 3S0404

**Latitude:** 32.9522338862  
**Longitude:** -97.1631754811  
**TAD Map:** 2102-464  
**MAPSCO:** TAR-025C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SHADY OAKS ADDN-SOUTHLAKE Block 6 Lot 3

**Jurisdictions:**

CITY OF SOUTHLAKE (022)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CARROLL ISD (919)

**State Code:** A

**Year Built:** 2012

**Personal Property Account:** N/A

**Agent:** TEXAS TAX PROTEST (05909)

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

**Notice Value:** \$1,606,274

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

**Site Number:** 41536746

**Site Name:** SHADY OAKS ADDN-SOUTHLAKE-6-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,902

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,068

**Land Acres<sup>\*</sup>:** 0.3459

**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:**

PATTERSON FAMILY TRUST

**Primary Owner Address:**

809 BRIGHTON AVE  
SOUTHLAKE, TX 76092

**Deed Date:** 10/10/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217295843](#)

| Previous Owners                    | Date      | Instrument                 | Deed Volume | Deed Page |
|------------------------------------|-----------|----------------------------|-------------|-----------|
| PATTERSON BOYD;PATTERSON CHARMAINE | 5/30/2013 | <a href="#">D213137903</a> | 0000000     | 0000000   |
| TOLL DALLAS TX LLC                 | 11/2/2011 | <a href="#">D211272323</a> | 0000000     | 0000000   |
| TERRA/SHADY OAKS LP                | 1/1/2011  | 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 | \$1,331,274        | \$275,000   | \$1,606,274  | \$1,496,310                  |
| 2024 | \$1,331,274        | \$275,000   | \$1,606,274  | \$1,360,282                  |
| 2023 | \$1,025,236        | \$275,000   | \$1,300,236  | \$1,236,620                  |
| 2022 | \$1,185,489        | \$250,000   | \$1,435,489  | \$1,124,200                  |
| 2021 | \$772,000          | \$250,000   | \$1,022,000  | \$1,022,000                  |
| 2020 | \$781,937          | \$250,000   | \$1,031,937  | \$1,031,937                  |

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.