



Address: [1324 FANNING ST](#)
City: SOUTHLAKE
Georeference: 46458-2-26R
Subdivision: WESTWYCK HILLS
Neighborhood Code: 3S0405

Latitude: 32.960233969
Longitude: -97.1803852053
TAD Map: 2096-468
MAPSCO: TAR-011W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTWYCK HILLS Block 2 Lot 26R

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: NORTH TEXAS PROPERTY TAX SERV (00855)

Notice Sent Date: 4/15/2025

Notice Value: \$3,190,991

Protest Deadline Date: 5/24/2024

Site Number: 41560698

Site Name: WESTWYCK HILLS-2-26R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 9,060

Percent Complete: 100%

Land Sqft^{*}: 105,581

Land Acres^{*}: 2.4238

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:

JAMES SCOTT D
JAMES SARAH E

Primary Owner Address:

1324 FANNING ST
SOUTHLAKE, TX 76092-3464

Deed Date: 1/1/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

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	\$1,736,860	\$952,140	\$2,689,000	\$2,433,665
2024	\$2,238,851	\$952,140	\$3,190,991	\$2,212,423
2023	\$2,686,234	\$952,140	\$3,638,374	\$2,011,294
2022	\$1,097,499	\$730,950	\$1,828,449	\$1,828,449
2021	\$1,097,499	\$730,950	\$1,828,449	\$1,828,449
2020	\$1,093,690	\$734,759	\$1,828,449	\$1,828,449

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.