



**Address:** [817 GLEN ABBEY DR](#)  
**City:** SOUTHLAKE  
**Georeference:** 37984-4-18  
**Subdivision:** SHADY OAKS ADDN-SOUTHLAKE  
**Neighborhood Code:** 3S0404

**Latitude:** 32.9504809653  
**Longitude:** -97.1641523986  
**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 4 Lot 18

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2014

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Notice Value:** \$1,217,666

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

**Site Number:** 41640209

**Site Name:** SHADY OAKS ADDN-SOUTHLAKE-4-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,079

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,011

**Land Acres<sup>\*</sup>:** 0.3905

**Pool:** Y

<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:**

JOHN & ALLISON FLYNN FAM TRUST

**Primary Owner Address:**

817 GLEN ABBEY DR  
SOUTHLAKE, TX 76092

**Deed Date:** 6/9/2014

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D214121695](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOLL DALLAS TX LLC	8/7/2013	<a href="#">D213235374</a>	0000000	0000000
TERRA/SHADY OAKS LP	1/1/2013	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	\$895,000	\$275,000	\$1,170,000	\$1,170,000
2024	\$942,666	\$275,000	\$1,217,666	\$1,196,392
2023	\$925,000	\$275,000	\$1,200,000	\$1,087,629
2022	\$935,066	\$250,000	\$1,185,066	\$988,754
2021	\$648,867	\$250,000	\$898,867	\$898,867
2020	\$632,676	\$250,000	\$882,676	\$882,676

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.