



**Address:** [1017 COOL RIVER DR](#)  
**City:** SOUTHLAKE  
**Georeference:** 47308M-1-1  
**Subdivision:** WINDING CREEK ADDN-SOUTHLAKE  
**Neighborhood Code:** 3S010E

**Latitude:** 32.9324638889  
**Longitude:** -97.1340302581  
**TAD Map:** 2108-460  
**MAPSCO:** TAR-026K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WINDING CREEK ADDN-SOUTHLAKE Block 1 Lot 1

**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:** OCONNOR & ASSOCIATES (00436)

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

**Notice Value:** \$2,105,195

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

**Site Number:** 41658647

**Site Name:** WINDING CREEK ADDN-SOUTHLAKE-1-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,638

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 18,327

**Land Acres<sup>\*</sup>:** 0.4207

**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:**

LINCH BRADLEY

**Primary Owner Address:**

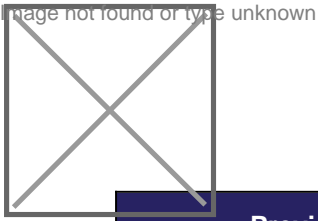
1017 COOL RIVER DR  
SOUTHLAKE, TX 76092

**Deed Date:** 7/31/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215171663](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
STANDARD PACIFIC OF TEXAS INC	2/26/2014	<a href="#">D214038228</a>	0000000	0000000
TERRA/WINDING CREEK LLC	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	\$1,670,987	\$350,000	\$2,020,987	\$1,903,329
2024	\$1,755,195	\$350,000	\$2,105,195	\$1,730,299
2023	\$1,448,000	\$350,000	\$1,798,000	\$1,572,999
2022	\$1,386,438	\$300,000	\$1,686,438	\$1,429,999
2021	\$999,999	\$300,000	\$1,299,999	\$1,299,999
2020	\$999,999	\$300,000	\$1,299,999	\$1,299,999

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.