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**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



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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:**

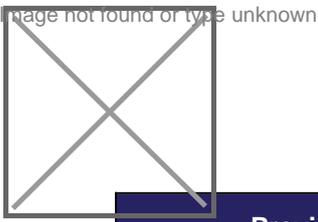
1017 COOL RIVER DR  
SOUTHLAKE, TX 76092

**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.