



Address: [612 CASCADE SPRINGS DR](#)
City: SOUTHLAKE
Georeference: 47308M-1-5
Subdivision: WINDING CREEK ADDN-SOUTHLAKE
Neighborhood Code: 3S010E

Latitude: 32.9330367076
Longitude: -97.1364951302
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 5

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: None

Notice Sent Date: 5/1/2025

Notice Value: \$1,900,000

Protest Deadline Date: 5/24/2024

Site Number: 41658698

Site Name: WINDING CREEK ADDN-SOUTHLAKE-1-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,477

Percent Complete: 100%

Land Sqft^{*}: 15,000

Land Acres^{*}: 0.3443

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:

NAVARRO SAMUEL E

Primary Owner Address:

612 CASCADE SPRINGS DR
SOUTHLAKE, TX 76092

Deed Date: 3/31/2016

Deed Volume:

Deed Page:

Instrument: [D216067330](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STANDARD PACIFIC OF TEXAS INC	2/26/2014	D214038228	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 ⁺
2025	\$1,550,000	\$350,000	\$1,900,000	\$1,900,000
2024	\$1,550,000	\$350,000	\$1,900,000	\$1,799,662
2023	\$1,405,754	\$350,000	\$1,755,754	\$1,636,056
2022	\$1,204,719	\$300,000	\$1,504,719	\$1,487,324
2021	\$1,052,113	\$300,000	\$1,352,113	\$1,352,113
2020	\$1,084,872	\$300,000	\$1,384,872	\$1,360,724

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.