



**Address:** [1012 COOL RIVER DR](#)  
**City:** SOUTHLAKE  
**Georeference:** 47308M-3-6  
**Subdivision:** WINDING CREEK ADDN-SOUTHLAKE  
**Neighborhood Code:** 3S010E

**Latitude:** 32.9325832634  
**Longitude:** -97.1348508873  
**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 3 Lot 6

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2018

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$2,200,633

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

**Site Number:** 41658868

**Site Name:** WINDING CREEK ADDN-SOUTHLAKE-3-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 6,036

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 18,681

**Land Acres<sup>\*</sup>:** 0.4288

**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:**

FAIRBROOK TERESA  
FAIRBROOK MATTHEW

**Primary Owner Address:**

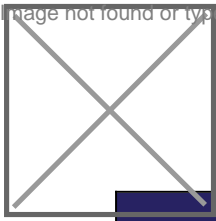
1012 COOL RIVER DR  
SOUTHLAKE, TX 76092

**Deed Date:** 2/26/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219038472](#)



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	\$926,892	\$437,500	\$1,364,392	\$1,364,392
2024	\$1,763,133	\$437,500	\$2,200,633	\$1,881,550
2023	\$1,614,911	\$437,500	\$2,052,411	\$1,710,500
2022	\$1,180,000	\$375,000	\$1,555,000	\$1,555,000
2021	\$1,180,000	\$375,000	\$1,555,000	\$1,555,000
2020	\$1,373,404	\$375,000	\$1,748,404	\$1,748,404

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.