



**Address:** [2812 VERANDA LN](#)  
**City:** SOUTHLAKE  
**Georeference:** 44581V-1-4  
**Subdivision:** VERANDAS AT SOUTHLAKE  
**Neighborhood Code:** 3W020D

**Latitude:** 32.9300005781  
**Longitude:** -97.1963755116  
**TAD Map:** 2090-456  
**MAPSCO:** TAR-024Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VERANDAS AT SOUTHLAKE  
Block 1 Lot 4

**Jurisdictions:**

CITY OF SOUTHLAKE (022)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2015

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$1,037,731

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

**Site Number:** 41676866

**Site Name:** VERANDAS AT SOUTHLAKE-1-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,999

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,531

**Land Acres<sup>\*</sup>:** 0.2417

**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:**

GRANDINETTI LIVING TRUST

**Primary Owner Address:**

2812 VERANDA LN  
SOUTHLAKE, TX 76092

**Deed Date:** 10/26/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** S221322002

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRANDINETTI JAMES;GRANDINETTI PHYLLIS L	10/7/2019	<a href="#">D219230070</a>		
MASTRO KAREN	3/27/2015	<a href="#">D215065955</a>		
DARLING HOMES OF TEXAS LLC	10/14/2014	<a href="#">D214226603</a>		
KELLER WATERMERE LP	1/1/2013	00000000000000	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	\$807,731	\$230,000	\$1,037,731	\$1,037,731
2024	\$807,731	\$230,000	\$1,037,731	\$1,007,189
2023	\$859,763	\$210,000	\$1,069,763	\$915,626
2022	\$692,387	\$140,000	\$832,387	\$832,387
2021	\$694,145	\$140,000	\$834,145	\$761,849
2020	\$552,590	\$140,000	\$692,590	\$692,590

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.