



Address: [2412 OAK BEND CT](#)
City: SOUTHLAKE
Georeference: 30362A-A-4
Subdivision: OAK BEND ADDITION
Neighborhood Code: 3S100H

Latitude: 32.9724576844
Longitude: -97.1374533347
TAD Map: 2108-472
MAPSCO: TAR-012T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OAK BEND ADDITION Block A
Lot 4

Jurisdictions:

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

State Code: A

Year Built: 2015

Personal Property Account: N/A

Agent: INTEGRATAX (00753)

Protest Deadline Date: 5/24/2024

Site Number: 41681843

Site Name: OAK BEND ADDITION-A-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,373

Percent Complete: 100%

Land Sqft^{*}: 22,509

Land Acres^{*}: 0.5167

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:

BRADFORD JAMES

Primary Owner Address:

2412 OAK BEND CT
SOUTHLAKE, TX 76092

Deed Date: 6/19/2019

Deed Volume:

Deed Page:

Instrument: [D219133002](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THE WATERLINE TRUST	9/16/2016	D216242778		
KOLB JENNIFER;KOLB MICHAEL D	3/27/2015	D215063588		
KM PROPERTIES INC	12/29/2014	D214282008		
H CREEK DEVELOPMENT 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	\$967,228	\$275,000	\$1,242,228	\$1,242,228
2024	\$1,449,000	\$275,000	\$1,724,000	\$1,724,000
2023	\$1,737,000	\$275,000	\$2,012,000	\$1,611,486
2022	\$1,189,987	\$275,000	\$1,464,987	\$1,464,987
2021	\$1,150,232	\$275,000	\$1,425,232	\$1,425,232
2020	\$1,249,973	\$275,000	\$1,524,973	\$1,524,973

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.