



**Address:** [2501 OAK BEND CT](#)  
**City:** SOUTHLAKE  
**Georeference:** 30362A-B-2  
**Subdivision:** OAK BEND ADDITION  
**Neighborhood Code:** 3S100H

**Latitude:** 32.973196694  
**Longitude:** -97.1376941917  
**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 B  
Lot 2

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

**Site Number:** 41681908  
**Site Name:** OAK BEND ADDITION-B-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 5,416  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 22,237  
**Land Acres<sup>\*</sup>:** 0.5104  
**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:**  
HUSSAIN SYED  
SABEEN SHAFaq  
**Primary Owner Address:**  
2501 OAK BEND CT  
SOUTHLAKE, TX 76092

**Deed Date:** 10/3/2014  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D214220533](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
H CREEK DEVELOPMENT LLC	1/1/2013	0000000000000000	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	\$1,329,000	\$275,000	\$1,604,000	\$1,604,000
2024	\$1,329,000	\$275,000	\$1,604,000	\$1,604,000
2023	\$1,487,000	\$275,000	\$1,762,000	\$1,521,300
2022	\$1,108,000	\$275,000	\$1,383,000	\$1,383,000
2021	\$1,025,000	\$275,000	\$1,300,000	\$1,300,000
2020	\$1,204,839	\$275,000	\$1,479,839	\$1,280,913

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.