



Address: [1313 BILTMORE DR](#)
City: SOUTHLAKE
Georeference: 46458-3-9
Subdivision: WESTWYCK HILLS
Neighborhood Code: 3S0405

Latitude: 32.9592279442
Longitude: -97.1816525999
TAD Map: 2096-468
MAPSCO: TAR-011W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTWYCK HILLS Block 3 Lot 9

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: INTEGRATAX (00753)
Protest Deadline Date: 5/24/2024

Site Number: 41691075
Site Name: WESTWYCK HILLS-3-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 7,138
Percent Complete: 100%
Land Sqft^{*}: 43,560
Land Acres^{*}: 1.0000
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:
RUIZ FREDERICK
RUIZ MICHAELA
Primary Owner Address:
1313 BILTMORE DR
SOUTHLAKE, TX 76092

Deed Date: 11/16/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213296704](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
S G BURTON INC	11/15/2013	D213295618	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	\$2,326,798	\$525,000	\$2,851,798	\$2,851,798
2024	\$2,326,798	\$525,000	\$2,851,798	\$2,851,798
2023	\$2,354,162	\$525,000	\$2,879,162	\$2,879,162
2022	\$2,647,448	\$375,000	\$3,022,448	\$3,022,448
2021	\$2,003,174	\$375,000	\$2,378,174	\$2,378,174
2020	\$1,417,576	\$450,000	\$1,867,576	\$1,867,576

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

There are no exemptions for this property

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.