

Tarrant Appraisal District

Property Information | PDF

Account Number: 42098074

Address: 2013 LAKE VISTA CT

City: SOUTHLAKE

Georeference: 39613-A-36

Subdivision: SOUTHLAKE GLEN Neighborhood Code: 3S300O

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

## PROPERTY DATA

Legal Description: SOUTHLAKE GLEN Block A Lot

36

**Jurisdictions:** 

CITY OF SOUTHLAKE (022) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

CARROLL ISD (919)

State Code: A Year Built: 2016

Personal Property Account: N/A Agent: CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025 **Notice Value:** \$1,083,869

Protest Deadline Date: 5/15/2025

Site Number: 800007677

Latitude: 32.9512178387

**TAD Map:** 2114-468 **MAPSCO:** TAR-026D

Longitude: -97.1194138637

Site Name: SOUTHLAKE GLEN A 36

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,772
Percent Complete: 100%

Land Sqft\*: 17,641 Land Acres\*: 0.4050

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

MORE JAMES MANTHURUTHIL

MORE ANJU JAMES **Primary Owner Address:** 

2013 LAKE VISTA CT SOUTHLAKE, TX 76092 **Deed Date: 5/26/2017** 

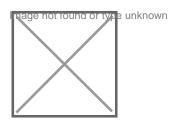
Deed Volume: Deed Page:

Instrument: D217121707

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOLL DALLAS TX LLC	12/31/2015	<u>D216001086</u>		

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$908,869	\$175,000	\$1,083,869	\$1,074,916
2024	\$908,869	\$175,000	\$1,083,869	\$977,196
2023	\$1,323,086	\$175,000	\$1,498,086	\$888,360
2022	\$632,600	\$175,000	\$807,600	\$807,600
2021	\$632,600	\$175,000	\$807,600	\$807,600
2020	\$672,534	\$175,000	\$847,534	\$847,534

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.