



**Address:** [1240 MAIN ST](#)  
**City:** SOUTHLAKE  
**Georeference:** 39618-2R1-4R  
**Subdivision:** SOUTHLAKE TOWN SQUARE ADDITION  
**Neighborhood Code:** Special General

**Latitude:** 32.9433869937  
**Longitude:** -97.1329433557  
**TAD Map:** 2108-464  
**MAPSCO:** TAR-026G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTHLAKE TOWN SQUARE  
ADDITION Block 2R1 Lot 4R

**Jurisdictions:**  
CITY OF SOUTHLAKE (022)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CARROLL ISD (919)  
**State Code:** F1  
**Year Built:** 1998  
**Personal Property Account:** [14565841](#)  
**Agent:** RYAN LLC (00320)  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$7,674,046  
**Protest Deadline Date:** 6/17/2024

**Site Number:** 80870532  
**Site Name:** SOUTHLAKE TOWN SQUARE - PHASE I  
**Site Class:** RETCommunity - Retail-Community Shopping Center  
**Parcels:** 17  
**Primary Building Name:** PHASE I / 1B OFFICE RETAIL / 07927460  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 12,187  
**Net Leasable Area<sup>+++</sup>:** 12,187  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 176,853  
**Land Acres<sup>\*</sup>:** 4.0600  
**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
KRG TOWN SQUARE VENTURES LLC  
**Primary Owner Address:**  
30 S MERIDIAN ST SUITE 1100  
INDIANAPOLIS, IN 46204

**Deed Date:** 9/12/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** NAMCHGS020985

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOWN SQUARE VENTURES LP	12/19/2017	<a href="#">D217294094</a>		



## 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	\$5,905,516	\$1,768,530	\$7,674,046	\$7,674,046
2024	\$4,524,929	\$1,768,530	\$6,293,459	\$6,293,459
2023	\$4,506,907	\$1,768,530	\$6,275,437	\$6,275,437
2022	\$112,959	\$1,768,530	\$1,881,489	\$1,881,489
2021	\$61,521	\$1,768,530	\$1,830,051	\$1,830,051
2020	\$217,470	\$1,768,530	\$1,986,000	\$1,986,000

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.