



**Address:** [317 MATTHEWS CT](#)  
**City:** SOUTHLAKE  
**Georeference:** 25149-A-5  
**Subdivision:** MATTHEWS COURT  
**Neighborhood Code:** 3S010E

**Latitude:** 32.9369453311  
**Longitude:** -97.1387991252  
**TAD Map:** 2108-460  
**MAPSCO:** TAR-026K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MATTHEWS COURT Block A Lot 5

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2020

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800033826  
**Site Name:** MATTHEWS COURT A 5  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 7,594  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 22,160  
**Land Acres<sup>\*</sup>:** 0.5087  
**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:**

OPOCZYNSKI CHRISTOPHER  
ZHOU CONSTANCE

**Primary Owner Address:**

317 MATTHEWS CT  
SOUTHLAKE, TX 76092

**Deed Date:** 2/7/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220033862](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JC LANDHOLDINGS LTD	8/22/2018	<a href="#">D218188992</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	\$1,632,408	\$377,610	\$2,010,018	\$2,010,018
2024	\$1,632,408	\$377,610	\$2,010,018	\$2,010,018
2023	\$1,197,233	\$377,610	\$1,574,843	\$1,574,843
2022	\$660,486	\$252,175	\$912,661	\$912,661
2021	\$132,428	\$252,175	\$384,603	\$384,603
2020	\$0	\$160,650	\$160,650	\$160,650

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.