



Address: [721 STACY DR](#)
City: SOUTHLAKE
Georeference: 8671K-A-10
Subdivision: CRESCENT HEIGHTS ADDITION
Neighborhood Code: 3S040E

Latitude: 32.9439386447
Longitude: -97.1629325666
TAD Map: 2102-464
MAPSCO: TAR-025G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CRESCENT HEIGHTS
ADDITION Block A Lot 10

Jurisdictions:

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

State Code: A

Year Built: 2019

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800045882

Site Name: CRESCENT HEIGHTS ADDITION A 10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,356

Percent Complete: 100%

Land Sqft^{*}: 22,129

Land Acres^{*}: 0.5080

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:

MANFREDINI VINCENT

MANFREDINI MONICA

Primary Owner Address:

721 STACY DR
SOUTHLAKE, TX 76092

Deed Date: 7/14/2023

Deed Volume:

Deed Page:

Instrument: [D223148939](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN HUY	12/17/2020	D220333483		
DEAN M HANSEN TRUST	9/2/2020	D220223009		
HANSEN DEAN M	8/24/2019	D219204142		
CARLYLE DEVELOPMENT LLC	8/23/2019	D219195322		

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	\$2,125,918	\$378,000	\$2,503,918	\$2,503,918
2024	\$2,125,918	\$378,000	\$2,503,918	\$2,503,918
2023	\$1,494,782	\$378,000	\$1,872,782	\$1,872,782
2022	\$1,407,172	\$500,000	\$1,907,172	\$1,907,172
2021	\$1,492,794	\$500,000	\$1,992,794	\$1,992,794
2020	\$702,720	\$500,000	\$1,202,720	\$1,202,720

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.