



Address: [2401 LOWER BROOK CT](#)
City: SOUTHLAKE
Georeference: 40549-3-22
Subdivision: STONY BROOK
Neighborhood Code: 3W020J

Latitude: 32.9308530469
Longitude: -97.1891528949
TAD Map: 2090-460
MAPSCO: TAR-024R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: STONY BROOK Block 3 Lot 22
PLAT D220032281 MAP 2090-460

Jurisdictions:
CITY OF SOUTHLAKE (022)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A
Year Built: 2022
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800052108
Site Name: STONY BROOK 3 22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,410
Percent Complete: 100%
Land Sqft^{*}: 24,493
Land Acres^{*}: 0.5623
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:
TIA LUNA LIVING TRUST
Primary Owner Address:
2401 LOWER BROOK CT
SOUTHLAKE, TX 76092

Deed Date: 4/18/2023
Deed Volume:
Deed Page:
Instrument: [D223097586](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DWYER JAMES;TORRES-DWYER OLIVIA	5/19/2021	D221143724		
SCH HOMES LP	5/18/2021	D221143721		



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	\$1,212,027	\$538,846	\$1,750,873	\$1,750,873
2024	\$1,572,420	\$538,846	\$2,111,266	\$2,111,266
2023	\$1,279,265	\$437,500	\$1,716,765	\$1,716,765
2022	\$0	\$306,250	\$306,250	\$306,250
2021	\$0	\$306,250	\$306,250	\$306,250
0	\$0	\$0	\$0	\$0

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.