



**Address:** [1325 BENT TRAIL CIR](#)  
**City:** SOUTHLAKE  
**Georeference:** 42163C-8-1R  
**Subdivision:** TIMARRON ADDN - BENT CREEK  
**Neighborhood Code:** 3S020C

**Latitude:** 32.9233712886  
**Longitude:** -97.1556540274  
**TAD Map:**  
**MAPSCO:** TAR-025V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TIMARRON ADDN - BENT CREEK Block 8 Lot 1R 30% UNDIVIDED INTEREST

**Jurisdictions:** Site Number: 06653413  
CITY OF SOUTHLAKE (022)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CARROLL ISDA  
**Site Name:** TIMARRON ADDN - BENT CREEK Block 8 Lot 1R 50% UNDIVIDED INTEREST  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size+++:** 4,175

**State Code:** A **Percent Complete:** 100%

**Year Built:** 1994 **Land Sqft\*:** 17,483

**Personal Property Account:** 04613

**Agent:** None **Pool:** Y

**Protest**

**Deadline**

**Date:** 5/24/2024

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
ANNELIESE SCHUMACHER 2019 TRUST  
**Primary Owner Address:**  
1325 BENT TRAIL CIR  
SOUTHLAKE, TX 76092

**Deed Date:** 5/18/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222129789](#)

## 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	\$316,077	\$90,000	\$406,077	\$406,077
2024	\$316,077	\$90,000	\$406,077	\$406,077
2023	\$303,525	\$90,000	\$393,525	\$393,525
2022	\$251,280	\$60,000	\$311,280	\$280,203
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.