



## LOCATION

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**Address:** [1012 MERLOT DR](#)

**City:** SOUTHLAKE

**Georeference:** 44582D-6-4

**Subdivision:** VERSAILLES ADDITION

**Neighborhood Code:** 3S010B

**Latitude:** 32.9336320982

**Longitude:** -97.1332161833

**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

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**Legal Description:** VERSAILLES ADDITION Block 6  
Lot 4

**Jurisdictions:**

CITY OF SOUTHLAKE (022)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

CARROLL ISD (919)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07608470

**Site Name:** VERSAILLES ADDITION-6-4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,654

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,947

**Land Acres<sup>\*</sup>:** 0.4808

**Pool:** Y

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

THAPA BAIKUNTHA B

THAPA RAKSHYA J

**Primary Owner Address:**

1012 MERLOT DR

SOUTHLAKE, TX 76092

**Deed Date:** 6/27/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216149083](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIEGEL RANDY;SIEGEL TIFFANY J	10/12/2012	<a href="#">D212254258</a>	0000000	0000000
THORN CAROL A;THORN GREGORY M	5/31/2007	<a href="#">D207204160</a>	0000000	0000000
TURNER LORI LYNN	12/22/2002	000000000000000	0000000	0000000
INCAVIGLIA LORI L	1/3/2002	00153960000478	0015396	0000478
RANDY SULLIVAN CUSTOM HOMES	6/12/2001	00149550000317	0014955	0000317
VERSAILLES III	1/1/2000	000000000000000	0000000	0000000

## 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	\$0	\$0	\$0	\$0
2024	\$1,116,954	\$360,675	\$1,477,629	\$1,025,708
2023	\$1,185,325	\$360,675	\$1,546,000	\$932,462
2022	\$855,181	\$240,450	\$1,095,631	\$847,693
2021	\$704,653	\$240,450	\$945,103	\$770,630
2020	\$484,168	\$216,405	\$700,573	\$700,573

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.