



## LOCATION

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**Address:** [436 CHAPEL DOWNS CT](#)

**City:** SOUTHLAKE

**Georeference:** 37303D-1-10

**Subdivision:** SANDLIN MANOR

**Neighborhood Code:** 3S060F

**Latitude:** 32.9487682623

**Longitude:** -97.1583217026

**TAD Map:** 2102-464

**MAPSCO:** TAR-025H



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:** SANDLIN MANOR Block 1 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:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41086163

**Site Name:** SANDLIN MANOR-1-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 6,152

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 30,005

**Land Acres<sup>\*</sup>:** 0.6888

**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:**

BRETT & BRITNEE MCMICHELL LIVING TRUST

**Primary Owner Address:**

436 CHAPEL DOWNS CT  
SOUTHLAKE, TX 76092

**Deed Date:** 3/27/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223050903](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTUS FINANCIAL CORP	3/24/2023	<a href="#">D223050902</a>		
THE RICHARD PETER SHEARING & ERICA LONDA SHEARING REVOCABLE LIVING TRUST	4/6/2016	<a href="#">D216303262</a>		
SHEARING ERICA;SHEARING RICHARD	2/19/2015	<a href="#">D215036704</a>		
DINKINS KAREN L	11/5/2014	142-14-155750		
DINKINS KAREN L;DINKINS WARREN O EST	4/24/2007	<a href="#">D207143176</a>	0000000	0000000
PSJ PROPERTIES LTD	8/23/2006	<a href="#">D206269694</a>	0000000	0000000
SAVANNAH COURT PARTNERSHIP	1/1/2006	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	\$1,911,725	\$431,640	\$2,343,365	\$2,343,365
2023	\$1,507,762	\$431,640	\$1,939,402	\$1,939,402
2022	\$1,386,837	\$297,200	\$1,684,037	\$1,684,037
2021	\$974,193	\$297,200	\$1,271,393	\$1,271,393
2020	\$1,011,951	\$309,960	\$1,321,911	\$1,321,911

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.