



LOCATION

Address: [441 CHAPEL DOWNS CT](#)

City: SOUTHLAKE

Georeference: 37303D-1-12

Subdivision: SANDLIN MANOR

Neighborhood Code: 3S060F

Latitude: 32.9483594168

Longitude: -97.157566369

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

Legal Description: SANDLIN MANOR Block 1 Lot 12

Jurisdictions:

CITY OF SOUTHLAKE (022)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

CARROLL ISD (919)

State Code: A

Year Built: 2011

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41086198

Site Name: SANDLIN MANOR-1-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 6,580

Percent Complete: 100%

Land Sqft^{*}: 30,001

Land Acres^{*}: 0.6887

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:

TAM RUSSELL P

TAM NICOLE D

Primary Owner Address:

441 CHAPEL DOWNS CT
SOUTHLAKE, TX 76092

Deed Date: 1/14/2021

Deed Volume:

Deed Page:

Instrument: [D221014487](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEWART KAREN;STEWART TIMMOTHY	7/28/2011	D211185787	0000000	0000000
BLOOMFIELD HOMES LP	8/27/2010	D210212757	0000000	0000000
HATFIELD J A	6/5/2006	D206186271	0000000	0000000
SAVANNAH COURT PARTNERSHIP	1/1/2006	00000000000000	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$1,545,333	\$431,610	\$1,976,943	\$1,976,943
2023	\$1,602,982	\$431,610	\$2,034,592	\$1,815,000
2022	\$1,352,825	\$297,175	\$1,650,000	\$1,650,000
2021	\$1,148,655	\$297,175	\$1,445,830	\$1,445,830
2020	\$1,193,133	\$309,915	\$1,503,048	\$1,394,540

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.