

LOCATION

Address: [433 CHAPEL DOWNS CT](#)

City: SOUTHLAKE

Georeference: 37303D-1-14

Subdivision: SANDLIN MANOR

Neighborhood Code: 3S060F

Latitude: 32.9490504309

Longitude: -97.1575076551

TAD Map: 2102-464

MAPSCO: TAR-025D



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 14

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: 41086228

Site Name: SANDLIN MANOR-1-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,345

Percent Complete: 100%

Land Sqft^{*}: 20,013

Land Acres^{*}: 0.4594

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:

KUMAR NISHI

KUMAR SANJIB

Primary Owner Address:

433 CHAPEL DOWNS CT
SOUTHLAKE, TX 76092

Deed Date: 8/15/2017

Deed Volume:

Deed Page:

Instrument: [D217189631](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTUS FINANCIAL CORP	6/23/2017	D217189629		
MAWN CHRISTOPHER;MAWN KARI	5/24/2007	D207187899	0000000	0000000
TUSCANY AMERICAN HOMES INC	7/5/2006	D206220951	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$1,684,472	\$344,550	\$2,029,022	\$1,536,266
2023	\$1,426,624	\$344,550	\$1,771,174	\$1,396,605
2022	\$1,311,149	\$229,700	\$1,540,849	\$1,269,641
2021	\$924,519	\$229,700	\$1,154,219	\$1,154,219
2020	\$959,944	\$206,730	\$1,166,674	\$1,166,674

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.