

## LOCATION

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**Address:** [2113 CANYON PARK DR](#)  
**City:** SOUTHLAKE  
**Georeference:** 12939G-3-6  
**Subdivision:** ESTES PARK ADDN PH IV  
**Neighborhood Code:** 3S500A

**Latitude:** 32.96878128  
**Longitude:** -97.1456074088  
**TAD Map:** 2108-472  
**MAPSCO:** TAR-012S



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:** ESTES PARK ADDN PH IV  
Block 3 Lot 6

**Jurisdictions:**

CITY OF SOUTHLAKE (022)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CARROLL ISD (919)

**State Code:** A

**Year Built:** 2008

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41274458

**Site Name:** ESTES PARK ADDN PH IV-3-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,960

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 32,111

**Land Acres<sup>\*</sup>:** 0.7371

**Pool:** N

+++ Rounded.

\* 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:**

CHALLAKONDA FAMILY TRUST

**Primary Owner Address:**

2113 CANYON PARK DR  
SOUTHLAKE, TX 76092

**Deed Date:** 6/15/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222159253](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHALLAKONDA AKHILA;CHALLAKONDA PRASAD	2/6/2009	<a href="#">D209042120</a>	0000000	0000000
TOLL DALLAS TX LLC	6/12/2008	<a href="#">D208234780</a>	0000000	0000000
4F DEVELOPMENT / EP 4 LP	1/1/2007	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$1,425,168	\$446,160	\$1,871,328	\$1,260,700
2023	\$1,506,330	\$446,160	\$1,952,490	\$1,146,091
2022	\$732,601	\$309,300	\$1,041,901	\$1,041,901
2021	\$732,601	\$309,300	\$1,041,901	\$1,041,901
2020	\$710,161	\$331,740	\$1,041,901	\$1,041,901

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.