



Address: [1490 EMERALD CIR](#)
City: SOUTHLAKE
Georeference: 12745-1-17
Subdivision: EMERALD ESTATE ADDITION
Neighborhood Code: 3S100F

Latitude: 32.9720842263
Longitude: -97.1274167436
TAD Map: 2114-472
MAPSCO: TAR-012U



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: EMERALD ESTATE ADDITION
Block 1 Lot 17

Jurisdictions:

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

State Code: A

Year Built: 1985

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$778,924

Protest Deadline Date: 5/24/2024

Site Number: 05042275

Site Name: EMERALD ESTATE ADDITION-1-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,345

Percent Complete: 100%

Land Sqft^{*}: 51,444

Land Acres^{*}: 1.1810

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

RPRL LIVING TRUST

Primary Owner Address:

1490 EMERALD CIR
SOUTHLAKE, TX 76092

Deed Date: 5/20/2020

Deed Volume:

Deed Page:

Instrument: [D220115804](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RITCHEY PAULA CHANCELOR;RITCHEY ROBERT LEE JR	4/24/2020	D220098821		
RPRL LIVING TRUST	5/21/2018	D218110706		
RITCHEY;RITCHEY ROBERT L JR	4/13/2007	D207138061	0000000	0000000
SIDES CHRISTOPHER;SIDES TANYA	3/21/2003	001652200000057	0016522	0000057
SHUMATE CHRISTINE;SHUMATE DANIEL	7/25/1997	001285000000512	0012850	0000512
RENWICK CAROL;RENWICK DONN C	8/27/1986	00086650002396	0008665	0002396
PEEL JACK W;PEEL SUSAN	4/9/1985	00081430001284	0008143	0001284
S E D HOMES INC	12/31/1900	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	\$199,624	\$579,300	\$778,924	\$684,054
2024	\$199,624	\$579,300	\$778,924	\$621,867
2023	\$176,768	\$579,300	\$756,068	\$565,334
2022	\$93,690	\$420,250	\$513,940	\$513,940
2021	\$39,091	\$471,344	\$510,435	\$510,435
2020	\$39,091	\$471,344	\$510,435	\$477,355

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.