



**Address:** [2412 EMERALD CIR](#)  
**City:** SOUTHLAKE  
**Georeference:** 12745-2-7  
**Subdivision:** EMERALD ESTATE ADDITION  
**Neighborhood Code:** 3S100F

**Latitude:** 32.97369913  
**Longitude:** -97.1322966078  
**TAD Map:** 2108-472  
**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 2 Lot 7

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$820,285

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05042283

**Site Name:** EMERALD ESTATE ADDITION-2-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,355

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 44,649

**Land Acres<sup>\*</sup>:** 1.0250

**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

**Current Owner:**

MCGREGOR K B  
MCGREGOR JEANNIE

**Primary Owner Address:**

2412 EMERALD CIR  
SOUTHLAKE, TX 76092-3302

**Deed Date:** 2/25/1997

**Deed Volume:** 0012702

**Deed Page:** 0000397

**Instrument:** 00127020000397

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUTHRIE DEBBRAH;GUTHRIE ROY A	4/30/1985	00081660002029	0008166	0002029
DORSEY HOMES INC	3/23/1984	00077820000608	0007782	0000608
S E D HOMES INC	12/31/1900	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	\$287,785	\$532,500	\$820,285	\$694,810
2024	\$287,785	\$532,500	\$820,285	\$631,645
2023	\$257,159	\$532,500	\$789,659	\$574,223
2022	\$140,771	\$381,250	\$522,021	\$522,021
2021	\$141,793	\$381,250	\$523,043	\$523,043
2020	\$65,170	\$455,000	\$520,170	\$520,170

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.