



**Address:** [1240 EMERALD CIR](#)  
**City:** SOUTHLAKE  
**Georeference:** 12745-3-5  
**Subdivision:** EMERALD ESTATE ADDITION  
**Neighborhood Code:** 3S100F

**Latitude:** 32.9718827924  
**Longitude:** -97.1311681237  
**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 3 Lot 5

**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:** \$780,494

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

**Site Number:** 05042399

**Site Name:** EMERALD ESTATE ADDITION-3-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,350

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 42,427

**Land Acres<sup>\*</sup>:** 0.9740

**Pool:** N

<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:**

CHARLES F AND JEANNE M WELLS REVOCABLE TRUST

**Primary Owner Address:**

1240 EMERALD CIR  
SOUTHLAKE, TX 76092

**Deed Date:** 2/17/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225028889](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WELLS CHAS F III;WELLS JEANNE	5/1/1984	00078150000491	0007815	0000491
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 <sup>+</sup>
2025	\$263,294	\$517,200	\$780,494	\$652,055
2024	\$263,294	\$517,200	\$780,494	\$592,777
2023	\$232,674	\$517,200	\$749,874	\$538,888
2022	\$121,398	\$368,500	\$489,898	\$489,898
2021	\$122,386	\$368,500	\$490,886	\$490,886
2020	\$45,828	\$438,300	\$484,128	\$484,128

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.