



Address: [3522 EMERALD CT](#)
City: GRAPEVINE
Georeference: 47318H-2-17
Subdivision: WINDSOR FOREST ADDITION
Neighborhood Code: 3C031J

Latitude: 32.9026050255
Longitude: -97.1115896132
TAD Map: 2114-448
MAPSCO: TAR-041A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WINDSOR FOREST ADDITION
Block 2 Lot 17

Jurisdictions:
CITY OF GRAPEVINE (011)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)
State Code: A
Year Built: 1993
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 06547842
Site Name: WINDSOR FOREST ADDITION-2-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,436
Percent Complete: 100%
Land Sqft^{*}: 14,775
Land Acres^{*}: 0.3391
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:
BENSON DAVID
BENSON NANCY D
Primary Owner Address:
3522 EMERALD CT
GRAPEVINE, TX 76051-5628

Deed Date: 3/21/1997
Deed Volume: 0012710
Deed Page: 0000937
Instrument: 00127100000937

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|------------|----------------|-------------|-----------|
| RITZ PROPERTIES INC | 10/24/1996 | 00125620001688 | 0012562 | 0001688 |
| RUMSEY DOROTHY;RUMSEY ROBERT J | 8/22/1995 | 00120820000188 | 0012082 | 0000188 |
| RITZ BRENDA J;RITZ FRANK A | 10/24/1994 | 00117870001173 | 0011787 | 0001173 |
| RITZ COMPANY THE | 7/23/1993 | 00111630002287 | 0011163 | 0002287 |
| CENTURIOIN AMER CUST HMS INC | 5/3/1993 | 00110490000034 | 0011049 | 0000034 |
| MJM PREFERRED PROPERTIES CORP | 4/1/1992 | 00106440000394 | 0010644 | 0000394 |
| DEES JOHN | 1/1/1992 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$525,400 | \$169,600 | \$695,000 | \$695,000 |
| 2024 | \$553,400 | \$169,600 | \$723,000 | \$723,000 |
| 2023 | \$568,075 | \$169,600 | \$737,675 | \$714,082 |
| 2022 | \$498,229 | \$169,600 | \$667,829 | \$649,165 |
| 2021 | \$488,390 | \$101,760 | \$590,150 | \$590,150 |
| 2020 | \$438,403 | \$101,760 | \$540,163 | \$540,163 |

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.