



**Address:** [714 CHATHAM CT](#)  
**City:** SOUTHLAKE  
**Georeference:** 6139D-2-71  
**Subdivision:** CAMBRIDGE PLACE ADDITION  
**Neighborhood Code:** 3S010S

**Latitude:** 32.9311279942  
**Longitude:** -97.1246396219  
**TAD Map:** 2114-460  
**MAPSCO:** TAR-026Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CAMBRIDGE PLACE ADDITION  
Block 2 Lot 71

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

**State Code:** A  
**Year Built:** 1999  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$1,431,827  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07245009  
**Site Name:** CAMBRIDGE PLACE ADDITION-2-71  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,503  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 20,020  
**Land Acres<sup>\*</sup>:** 0.4595  
**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:**  
SAPPHYRA LIVING TRUST  
**Primary Owner Address:**  
714 CHATHAM CT  
SOUTHLAKE, TX 76092

**Deed Date:** 3/31/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221098413](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JONES MARY A;JONES TIMOTHY R	6/9/2010	<a href="#">D210140624</a>	0000000	0000000
XIONG HENRY;XIONG WEI HU	7/19/2006	<a href="#">D206224961</a>	0000000	0000000
OWUSU-AKYAW MARIA;OWUSU-AKYAW SAMUEL	8/6/1999	00139630000097	0013963	0000097
V PATRICK GRAY CUSTOM HOMES	2/19/1999	00136830000012	0013683	0000012
TERRA/CAMBRIDGE LTD	1/1/1998	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	\$1,087,127	\$344,700	\$1,431,827	\$1,263,518
2024	\$1,087,127	\$344,700	\$1,431,827	\$1,148,653
2023	\$1,111,528	\$344,700	\$1,456,228	\$1,044,230
2022	\$958,365	\$229,800	\$1,188,165	\$949,300
2021	\$633,200	\$229,800	\$863,000	\$863,000
2020	\$656,180	\$206,820	\$863,000	\$863,000

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.