



Address: [1825 RIVIERA LN](#)
City: SOUTHLAKE
Georeference: 6344G-20-6R
Subdivision: CARILLON
Neighborhood Code: 3S500B

Latitude: 32.9649534295
Longitude: -97.1470663609
TAD Map: 2108-472
MAPSCO: TAR-012W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CARILLON Block 20 Lot 6R

Jurisdictions:

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

State Code: A

Year Built: 2012

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$943,150

Protest Deadline Date: 5/24/2024

Site Number: 41602617

Site Name: CARILLON-20-6R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,965

Percent Complete: 100%

Land Sqft^{*}: 5,170

Land Acres^{*}: 0.1186

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:

BRYCE DANIEL L
BRYCE RENEE C

Primary Owner Address:

1825 RIVIERA LN
SOUTHLAKE, TX 76092

Deed Date: 6/30/2015

Deed Volume:

Deed Page:

Instrument: [D215141350](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHOENFELD ANN MAR;SCHOENFELD STEVE	1/30/2013	D213026720	0000000	0000000
K HOVNANIAN HOMES DFW LLC	1/1/2012	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	\$728,150	\$215,000	\$943,150	\$922,383
2024	\$728,150	\$215,000	\$943,150	\$838,530
2023	\$789,554	\$215,000	\$1,004,554	\$762,300
2022	\$689,356	\$175,000	\$864,356	\$693,000
2021	\$455,000	\$175,000	\$630,000	\$630,000
2020	\$455,000	\$175,000	\$630,000	\$630,000

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.