



**Address:** [1817 RIVIERA LN](#)  
**City:** SOUTHLAKE  
**Georeference:** 6344G-20-8R  
**Subdivision:** CARILLON  
**Neighborhood Code:** 3S500B

**Latitude:** 32.9646975746  
**Longitude:** -97.1470371538  
**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 8R

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2013

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$1,122,129

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

**Site Number:** 41602633

**Site Name:** CARILLON-20-8R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,209

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,170

**Land Acres<sup>\*</sup>:** 0.1186

**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:**

1817 RIVIERA LANE, LLC

**Primary Owner Address:**

1817 RIVIERA LN  
SOUTHLAKE, TX 86092

**Deed Date:** 12/23/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225017525](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANDSEN CHRISTOPHER M;FRANDSEN JENNIFER A	5/21/2018	<a href="#">D218110492</a>		
PLIMPTON KATHLE;PLIMPTON THOMAS E	4/26/2013	<a href="#">D213111316</a>	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 <sup>+</sup>
2025	\$907,129	\$215,000	\$1,122,129	\$1,122,129
2024	\$907,129	\$215,000	\$1,122,129	\$1,122,129
2023	\$866,010	\$215,000	\$1,081,010	\$1,081,010
2022	\$742,622	\$175,000	\$917,622	\$917,622
2021	\$569,351	\$175,000	\$744,351	\$744,351
2020	\$571,921	\$175,000	\$746,921	\$746,921

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

There are no exemptions for this property

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.