



Address: [2812 RIVERBROOK WAY](#)
City: SOUTHLAKE
Georeference: 39584-4-11
Subdivision: SOUTH VILLAGE AT WATERMERE
Neighborhood Code: 3W020D

Latitude: 32.9286243693
Longitude: -97.1947463693
TAD Map: 2090-456
MAPSCO: TAR-024R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH VILLAGE AT WATERMERE Block 4 Lot 11

Jurisdictions:

CITY OF SOUTHLAKE (022)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2016

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$975,000

Protest Deadline Date: 5/24/2024

Site Number: 800002528

Site Name: SOUTH VILLAGE AT WATERMERE Block 4 Lot 11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,622

Percent Complete: 100%

Land Sqft^{*}: 8,625

Land Acres^{*}: 0.1980

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:

JANOWIAK JAMES N AND JOANNE L REVOCABLE TRUST

Primary Owner Address:

2812 RIVERBROOK WAY
SOUTHLAKE, TX 76092

Deed Date: 2/28/2019

Deed Volume:

Deed Page:

Instrument: [D219039902](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JANOWIAK JAMES N;JANOWIAK JOANNE L	9/2/2016	D216205391		
ATWOOD CUSTOM HOMES INC	9/2/2016	D216205390		
BRYNMAR CAPITAL LLC;SOUTHLAKE WATERMARK HOLDING LP	8/14/2015	D215186578		

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	\$717,000	\$253,000	\$970,000	\$951,665
2024	\$722,000	\$253,000	\$975,000	\$865,150
2023	\$776,620	\$231,000	\$1,007,620	\$786,500
2022	\$627,355	\$154,000	\$781,355	\$715,000
2021	\$496,000	\$154,000	\$650,000	\$650,000
2020	\$496,000	\$154,000	\$650,000	\$650,000

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.