



**Address:** [8304 PRECINCT LINE RD](#)  
**City:** COLLEYVILLE  
**Georeference:** 13500-2-25A  
**Subdivision:** FAIR WAY ADDITION  
**Neighborhood Code:** 3C500P

**Latitude:** 32.9049654195  
**Longitude:** -97.1861598201  
**TAD Map:** 2096-448  
**MAPSCO:** TAR-039A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FAIR WAY ADDITION Block 2  
Lot 25A

**Jurisdictions:**

CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$289,960

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

**Site Number:** 00921343

**Site Name:** FAIR WAY ADDITION-2-25A

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 13,283

**Land Acres<sup>\*</sup>:** 0.3049

**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:**

ROYAL CROWN BUILDERS GROUP LLC

**Primary Owner Address:**

9001 GLENDARA DR  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 8/8/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224144318](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WAI ROBERT	10/27/2021	<a href="#">D221316278</a>		
ALECU MARIUS;ALECU RODICA	8/2/2010	<a href="#">D210187253</a>	0000000	0000000
AARONS NINA KATHERINE	12/31/1900	00076700000056	0007670	0000056

## 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	\$0	\$289,960	\$289,960	\$289,960
2024	\$0	\$115,356	\$115,356	\$115,356
2023	\$0	\$115,356	\$115,356	\$115,356
2022	\$0	\$70,000	\$70,000	\$70,000
2021	\$0	\$91,470	\$91,470	\$91,470
2020	\$0	\$91,470	\$91,470	\$91,470

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.